

FOR SALE BY PRIVATE TREATY



UNIT 7 HARMONY COURT

HARMONY ROW | DUBLIN 2



MODERN OFFICE SUITE 514.4 SQ.M (5,536 SQ.FT) NIA

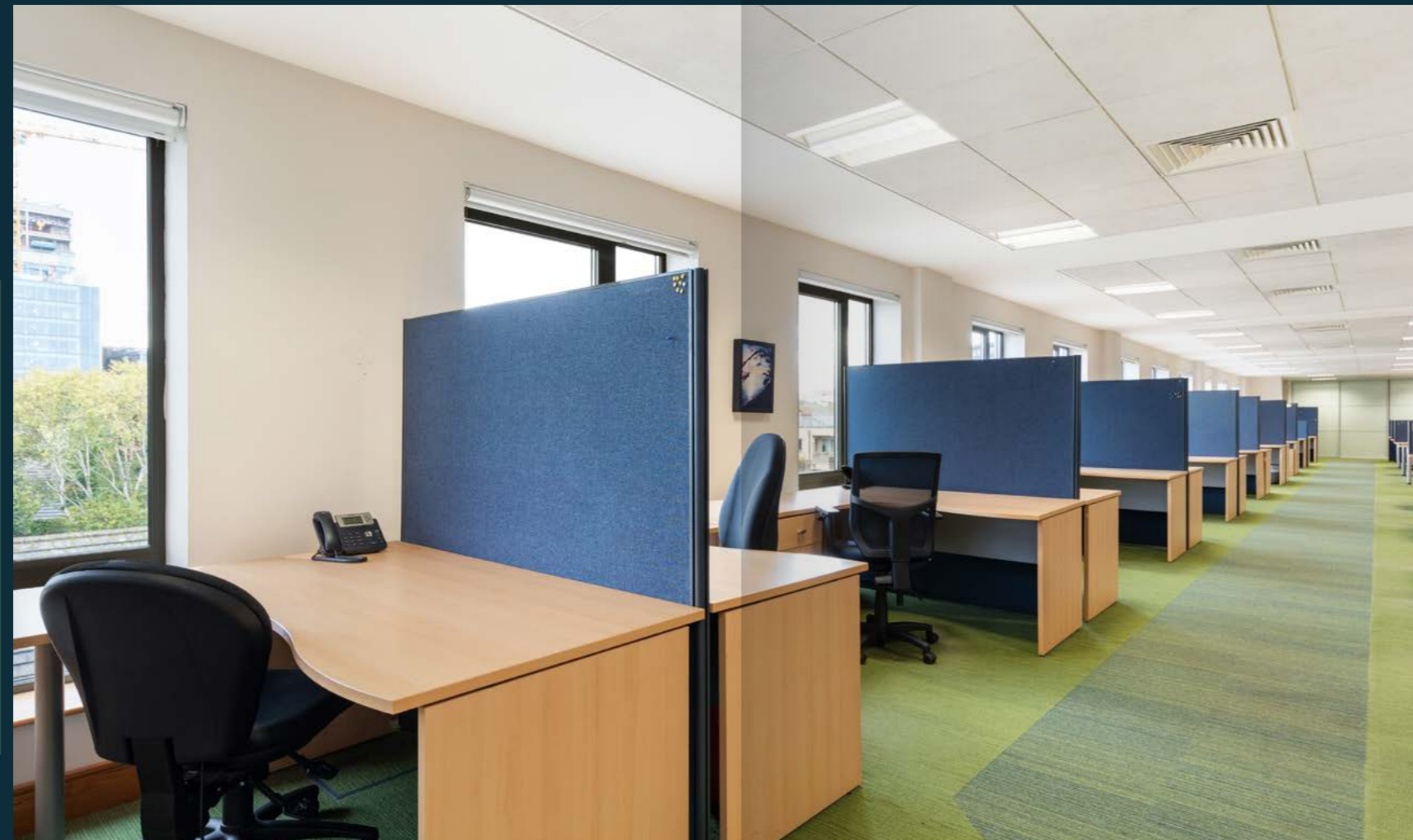




UNIT 7 HARMONY COURT

About Harmony Court

Harmony Court was developed in 2005 and was designed by the renowned Henry J Lyons Architects. The building comprises six storeys over lower ground and basement levels, consisting of 11 individual office units, complete with dedicated car parking. The ground floor offers a welcoming shared reception and waiting area, with two passenger lifts providing access throughout the building. The basement level provides secure roller shutter ramp access to car parking and designated bicycle storage, ensuring convenience and security for occupiers. Occupiers within the building include Strata, Independent Trustee Company and PML Group, among others.



5,536 sq ft
(514.4 sq.m) (NIA)

Floor areas provided by Hollis.





LOCATION

Harmony Court is located in Dublin's core central business district, just minutes from Grand Canal Dock. Ideally positioned between Grand Canal Dock, Merrion Square, and Trinity College, Harmony Court benefits from a prime setting within Dublin's vibrant cultural and commercial district.

This dynamic area serves as a key hub for business, culture, and leisure, providing an inspiring environment for both professional and social activity. Tenants and visitors are surrounded by Dublin's most esteemed amenities, from distinguished squares and luxury hotels to renowned restaurants and prestigious theatres, all just moments away.



LOCAL OCCUPIERS

The area is also home to a number of leading global occupiers, including:

-
-
-
-
-
-



IN THE HEART OF
DUBLIN'S CORE CENTRAL
BUSINESS DISTRICT

Google

2 GCQ

Google

Aviva Stadium

HSBC

William Fry

ESBI

Accenture

Intertrust

Google



Perrigo

TRANSPORT/ CONNECTIVITY

Harmony Court is served by all major public transport links, offering commuters a wide range of convenient travel options. The building provides easy access to the DART, Luas, multiple bus routes, taxi ranks, and Dublin Bikes, ensuring seamless connectivity across the city.

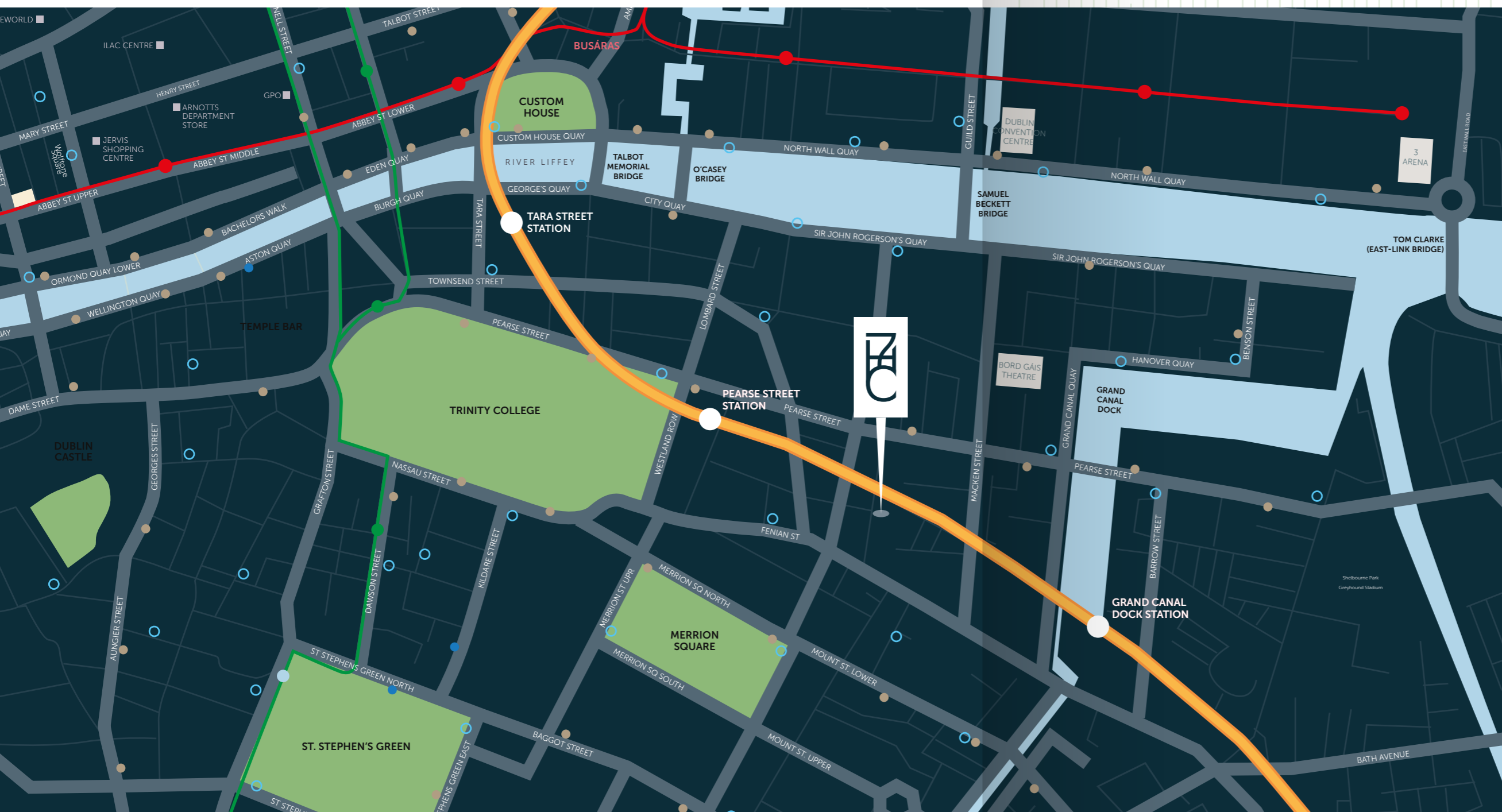
The property benefits from excellent transport links in its immediate vicinity. Pearse Street and Grand Canal Dock

DART stations are both within a short walking distance, while the Quality Bus Corridor on Lower Mount Street is just minutes away. In addition, the Luas stops at Dawson Street and Trinity College are both accessible within a 15-minute walk.

This well-connected location encourages sustainable commuting, providing staff with convenient options to cycle or make use of public transport with ease.

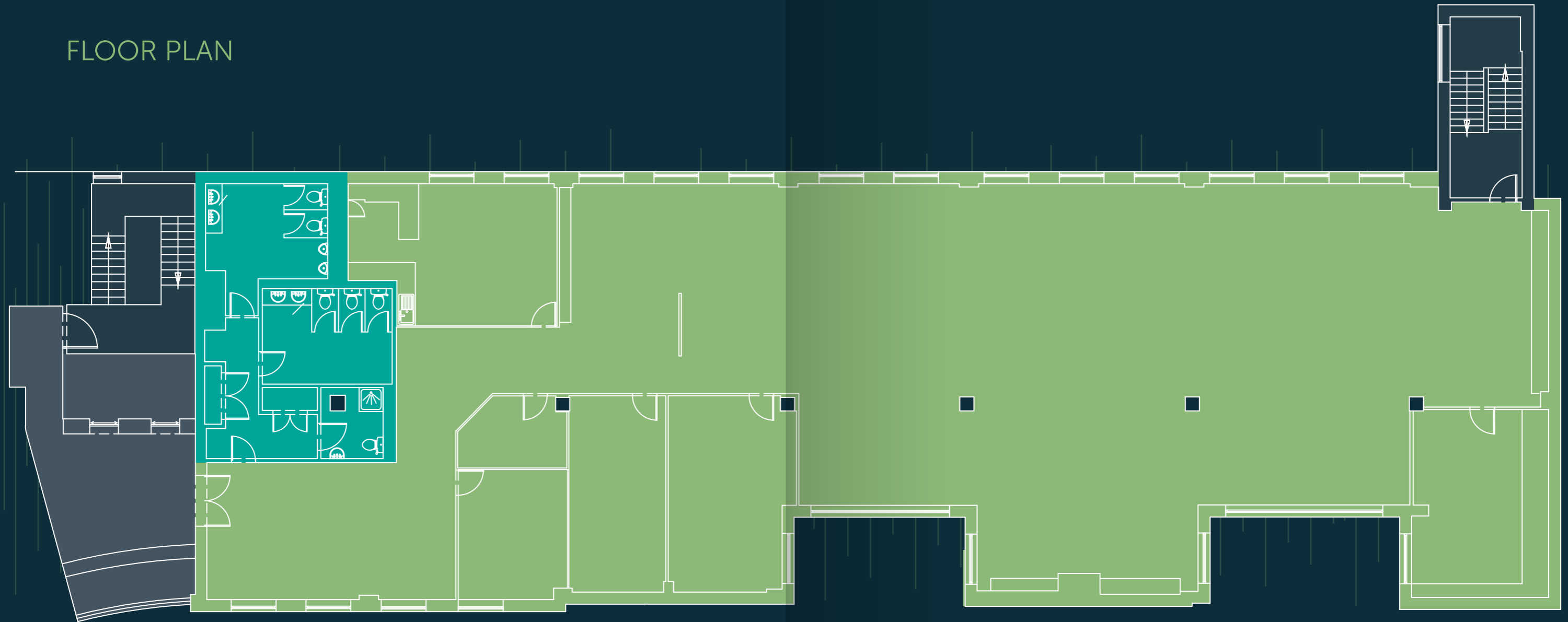


Walk Time	Minutes
Dublin Bus	3
Dublin Bikes	3
Pearse Street DART	5
Grand Canal Dock	6
Grand Canal DART	8
Dawson st LUAS	15



- Dublin Bikes
- Dublin Bus
- Aircoach
- DART (Mainline Rail)
- Luas Green Line
- Luas Red Line

FLOOR PLAN



UNIT 7

Located on the second floor, Unit 7 extends to an approximate net internal area of 5,536 sq ft (514.4 sq m).

This fully fitted, high-specification office suite offers a turnkey workspace solution.

The layout features a welcoming reception and seating area, a spacious open-plan workspace,

three private offices, and a dedicated boardroom. Additional amenities include a fully equipped kitchen, comms room, and toilet facilities, alongside an accessible WC with integrated shower.

Unit 7 is an exceptional opportunity for occupiers seeking a high-spec, ready-to-occupy suite in a prime location.

SPECIFICATION

Suspended ceilings with modern lighting

Air conditioning with independent room control

Raised access floors with floor boxes wired for power

CAT 5E Data Cabling

Painted and plastered walls

Double-glazed, openable windows including roller blinds

Fitted kitchen

Boardroom and three private offices/meeting rooms

Accessible WC with integrated shower



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FURTHER INFORMATION

BER



PRICE

€2,500,000 exclusive.

TITLE

The accommodation is held under 500 year leasehold title from 1st Jan 2006.

VAT

The sale is exempt from VAT

SERVICE CHARGE

We understand the service charge for 2025 to be €29,785

VIEWING

Strictly by appointment with sole agents Knight Frank.

AGENT



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