



To Let

Office to let, fully-fitted ground and first floors of Longphort House located on Earlsfort Terrace.

- Located in Dublin's CBD
- Full CAT B underway
- Brand New Shower Facilities
- Access via both Leeson Street and Earlsfort Terrace
- BER A3

Ground and First Floors

Longphort House, Dublin 2, D02 WK40

3,850 to 8,295 sq ft

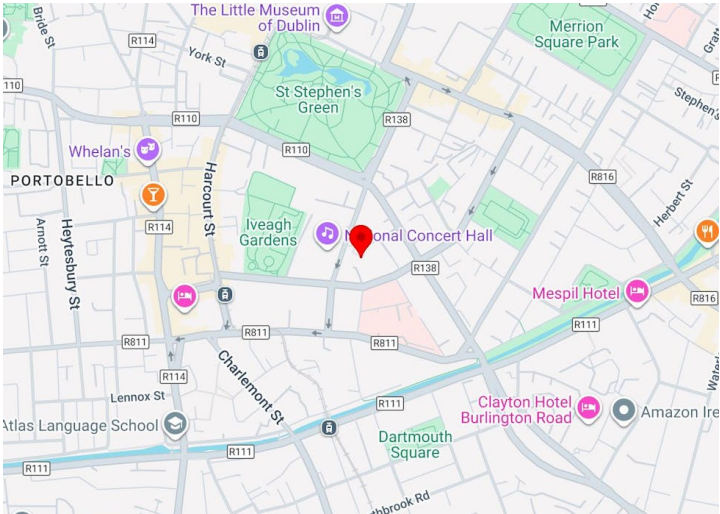
357.68 to 770.63 sq m

Reference: #136997

BER A3

Ground and First Floors

Longphort House, Dublin 2, D02 WK40



Summary

Rent	€59.50 per sq ft
Rates Payable	€5.11 per sq ft based on 2024 rates
Service Charge	€9.72 per sq ft
Car Parking	€4,000 per space / annum 8 car parking spaces
BER	A3 (800038960)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,850	357.68	Available
1st	4,445	412.95	Available
Total	8,295	770.63	

Description

The ground and first floor of Longphort House offers tenants the opportunity to acquire high quality office space in the heart of Dublin 2 along with 8 car parking spaces available. Both floors currently have a full CAT B fit-out underway.

Location

Longphort House is situated in the Earlsfort Centre and is accessible via both Leeson Street and Earlsfort Terrace. Located just a 2 minute walk from St Stephen's Green, the accommodation is uniquely positioned to avail of all the nearby amenities as well as an array of food and beverage options including Zambreno, Mortons, Cafe Nero, Cafe Sol and Gerard's Deli.

The building is situated within close proximity to St Stephens Green Luas stop and there are ample bus routes serving the area as well as a Dublin Bikes station.

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