



To Let

Grade A ground floor office accommodation in the highly sought after St Stephen's Green

- Located on St Stephen's Green
- 7 car parking Spaces
- Raised access floors
- Suspended ceilings
- 4 pipe fan coil air-conditioning
- BER D1

75 St Stephen's Green

75 Saint Stephen's Green, Dublin 2, D02 PR50

14,518 sq ft

1,348.77 sq m

Reference: #65272

BER D1

Summary

Rent	€59.50 per sq ft
Rates Payable	€6.52 per sq ft based on 2024 rates
Service Charge	€13.40 per sq ft
BER	D1

Description

75 St Stephen's Green offers occupiers the opportunity to locate in Dublin's most sought after business address.

The entire building underwent extensive refurbishment works with the available floor being finished to the highest standard

Location

75 St. Stephen's Green benefits from excellent connectivity.

Both Pearse DART station St. Stephen's Green Luas are all within walking distances.

Dublin Bus serves the area via numerous routes.

There is a plethora of amenities in the vicinity located on the nearby Grafton Street and Dawson Street.

Accommodation

The accommodation comprises 14,518 sq. ft on the Ground Floor. The building has been refurbished throughout to the highest standard offering Grade A office accommodation overlooking St Stephen's Green. There are 7 car parking spaces located in the underground basement.

Name	sq ft	sq m	Availability
Ground	14,518	1,348.77	Under Offer
Total	14,518	1,348.77	

Specification

- Raised access floors
- Suspended ceilings
- Air-conditioning
- LED lighting
- Secure basement car parking

Conor Fitzpatrick
+353 14779714 | +353 838414109
conor.fitzpatrick@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

AREA PLAN

75 ST STEPHENS GREEN

DUBLIN

Ground Floor

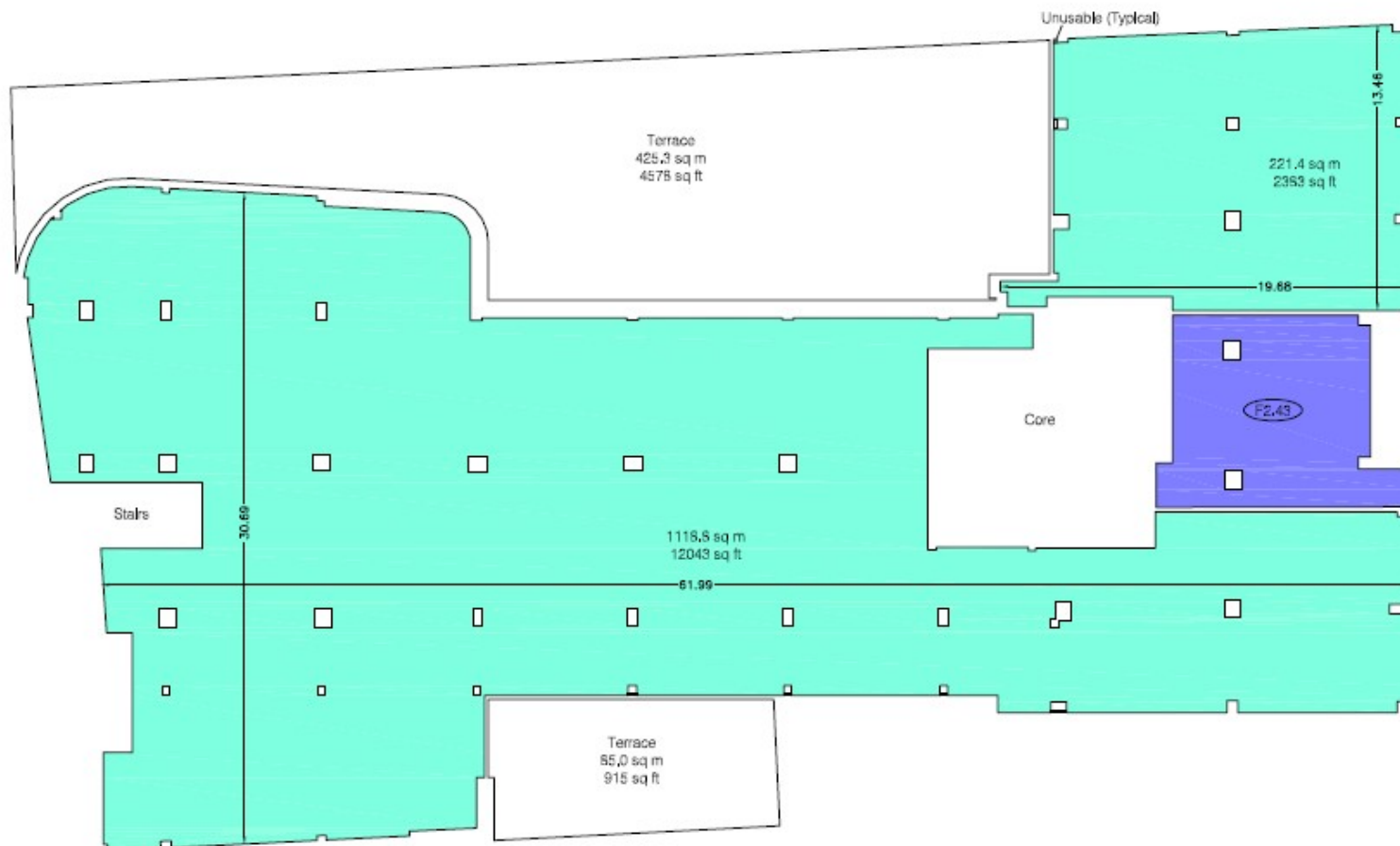
Net Internal Area

	OFFICE	1340,2 sq m	14426 sq ft
	RECEPTION	88,5 sq m	953 sq ft

TOTAL NIA: 1428,7 sq m 15379 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Unusable	0,4 sq m	4 sq ft
----------	----------	---------



ST STEPHENS GREEN

F0,00

FLOOR TO FALSE CEILING HEIGHT (METRES)

Dwg No.

32509-AG

Issue A

December 2014

Scaled for presentation purposes

Plowman Craven
Regulated by RICS



T +44(0)1552 765566

W www.plowmancraven.co.uk

Condition of Site:

Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:

This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:

A - Original Issue (December 2014)