



43 Leeson Street Lower

Dublin 2, D02 EH10

Fully Refurbished

Established Educational Use

5,586 sq ft

(518.96 sq m)

- Entire Georgian Property
- GIA c. 519 sq. m. / 5,596 sq. ft.
- 4-Storey over Basement
- Excellent Transport Links

43 Leeson Street Lower, Dublin 2, D02 EH10

Summary

Available Size	5,586 sq ft
Rent	€170,000 per annum No VAT on Rent
BER Rating	BER exempt - Listed building

Description

The property comprises a mid-terrace, four-storey-over-basement-level Georgian office building of traditional construction.

The building is currently in the process of being refurbished and, when completed, will be one of the best examples of a Georgian property in Dublin 2.

The property extends to a Gross Internal Area of c. 5,586 sq. ft. and a Net Internal Area of c. 3,954 sq. ft.

The building has the benefit of feature sash windows with decorative window boxes at first and second-floor levels to the front façade.

The property is currently in educational use, with the accommodation laid out to provide for classrooms, offices, toilets and ancillary services.

To the rear of the property there is a garden enclosed a which is predominantly covered and bounded by a stone wall.

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m
Ground Floor	1,102	102.38
Basement	1,552	144.19
First Floor	1,102	102.38
Second Floor	915	85.01
Third Floor	915	85.01
Total	5,586	518.97

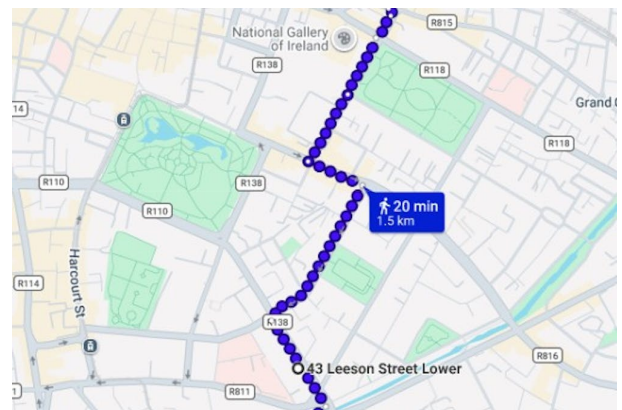
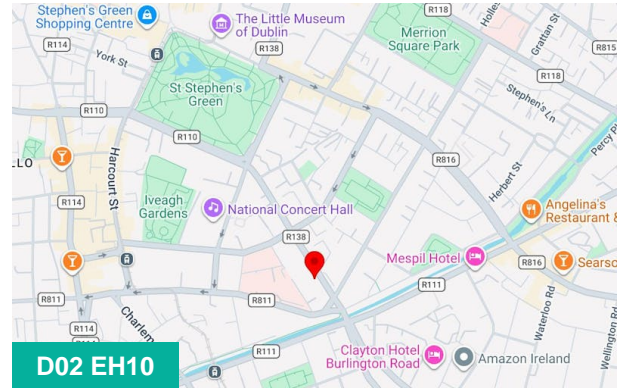
Location

Positioned on the western side of Leeson Street Lower, No. 43 sits in the absolute core of Dublin's prestigious Central Business District (CBD).

Leeson Street Lower offers immediate area provides numerous restaurants, bars and staff amenities. The property is perfectly situated to accommodate commuter staff from all directions across the city and Greater Dublin Area, boasting rapid access to light rail and coastal train networks.

- Charlemont: Luas Green Line - 550m - 8 mins' Walk
- Dublin Pearse: Primary DART & Mainline Rail - 1.5 km - 20 mins' Walk

Leeson Street Lower functions as one of Dublin's most heavily serviced Quality Bus Corridors (QBC). Multiple high-frequency routes stop directly outside or within a 1-minute walk from the building, offering staff seamless connectivity across the entire Greater Dublin Area.



Viewing & Further Information



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