



# To Let

**Fantastic Grade A office building in Dublin 2.**

- New building recently completed
- High profile location
- Adjacent to Harcourt Luas stop
- Grade A specification
- Fully nZEB and Part L Compliant Development
- BER A3 rating
- WELL Gold
- Substantial green roof
- WiredScore Platinum
- Target of LEED Platinum

## **Four & Five Park Place**

Harcourt Road, Dublin 2

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**8,638 to 133,860 sq ft**

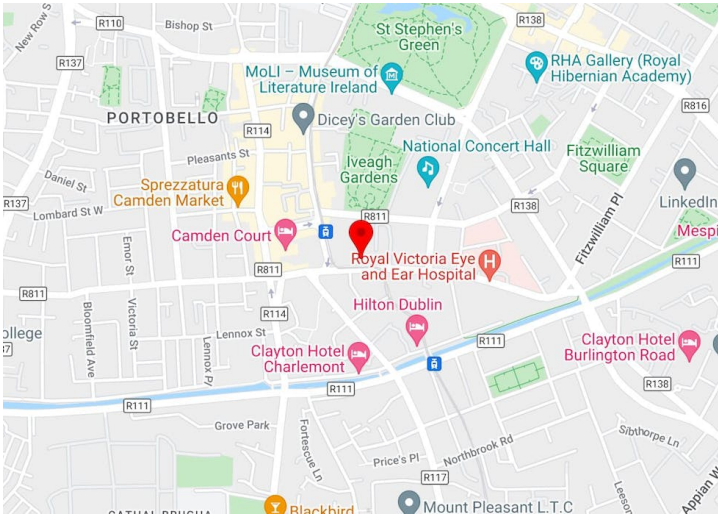
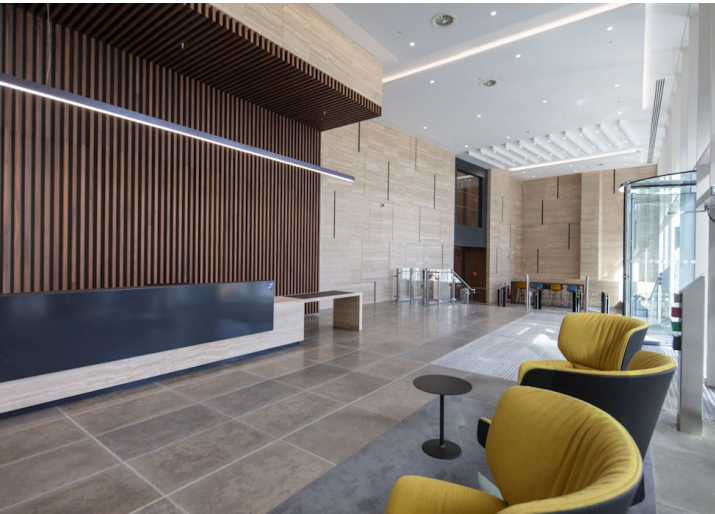
802.50 to 12,436 sq m

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**Reference: #53698**

# Four & Five Park Place

Harcourt Road, Dublin 2



### Summary

Service Charge	€9 per sq ft To be confirmed.
Car Parking	48 car parking spaces
BER	Upon enquiry

### Description

Four & Five Park Place provides a high quality Grade A accommodation in a central Dublin 2 location on Harcourt Road.

### Location

Located on Harcourt Road, Four Park Place benefits from a range of amenities in the immediate area and is located beside Harcourt Luas stop.

### Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	8,638	802.50
1st	9,538	886.11
2nd	20,828	1,934.98
3rd - Part 3rd floor	9,707	901.81
4th	9,707	901.81
5th	21,466	1,994.26
6th	21,485	1,996.02
7th	11,025	1,024.26
7th - Office A	9,707	901.81
Total	122,101	11,343.56

### Specification

- Grade A specification throughout. CAT A office floors will include:
- Raised access floors
  - Metal suspended ceiling tiles
  - LED lighting
  - 4 pipe fan coil air-conditioning

### Terms

New lease(s) available.

### Deirdre Costello

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