

TO LET

PRIME HEADQUARTER OFFICE BUILDING IN THE HEART OF DUBLIN'S CBD

# 6-7 HARCOURT TERRACE

DUBLIN 2

NOW FULLY REFURBISHED  
FOR A SUSTAINABLE FUTURE

  
BDM  
Property

BER A3

The surrounding area is seeing significant redevelopment and is home to numerous multi-national companies

- |                 |                   |           |                         |                 |                           |
|-----------------|-------------------|-----------|-------------------------|-----------------|---------------------------|
| 1 Intercom      | 5 Horizon Pharma  | 9 Fidelis | 13 Eversheds Sutherland | 17 MetLife      | 21 Scottish Nursing Guild |
| 2 KPMG          | 6 AerCap          | 10 EY     | 14 Deloitte             | 18 Marsh/Mercer | 22 Symphony house         |
| 3 Byrne Wallace | 7 Permanent TSB   | 11 IDA    | 15 Arthur Cox           | 19 ViaSat       | 23 Zendesk EMEA           |
| 4 Maples KKR    | 8 Bank of America | 12 Mazars | 16 AIB                  | 20 Glandore     | 24 Lavelle Partners       |



## DESCRIPTION

6-7 Harcourt Terrace comprises a fully refurbished, self-contained headquarters office building extending to approximately 818 sq.m. (8,805 sq.ft.) NIA.

The property has undergone a comprehensive refurbishment and sustainability upgrade, delivering a high-quality, future-proofed workspace while retaining the character of its original 1830's facade.

Internally, the building provides flexible, light-filled office accommodation arranged over basement to third floor, with predominantly open-plan floor plates designed to meet the needs of modern occupiers.

The refurbishment has been underpinned by a strong focus on energy efficiency, occupier well-being and reduced operational costs, positioning the building to achieve an A3 BER rating and offering a best-in-class headquarters opportunity in Dublin's CBD.



## SUSTAINABILITY & BUILDING UPGRADES



HIGH-PERFORMANCE WALL, FLOOR AND ROOF INSULATION UPGRADES



PV PANELS PROVIDING RENEWABLE ENERGY GENERATION



100% LED LIGHTING WITH MOTION SENSORS



PASSENGER LIFT



2 EV CHARGING POINTS



AMPLE CAR PARKING SPACES



HIGH-QUALITY END OF TRIP FACILITIES, SECURE BICYCLE STORAGE, DEDICATED CHANGING, SHOWERING AND DRYING ROOMS



HIGH EFFICIENCY VRF HEAT RECOVERY SYSTEM, AIR SOURCE HEAT PUMP & ADVANCED HEATING CONTROLS



EXCELLENT PUBLIC TRANSPORT LINKS AND BICYCLE CONNECTIVITY



EVERY AMENITY ON YOUR DOORSTEP

## LOCATION

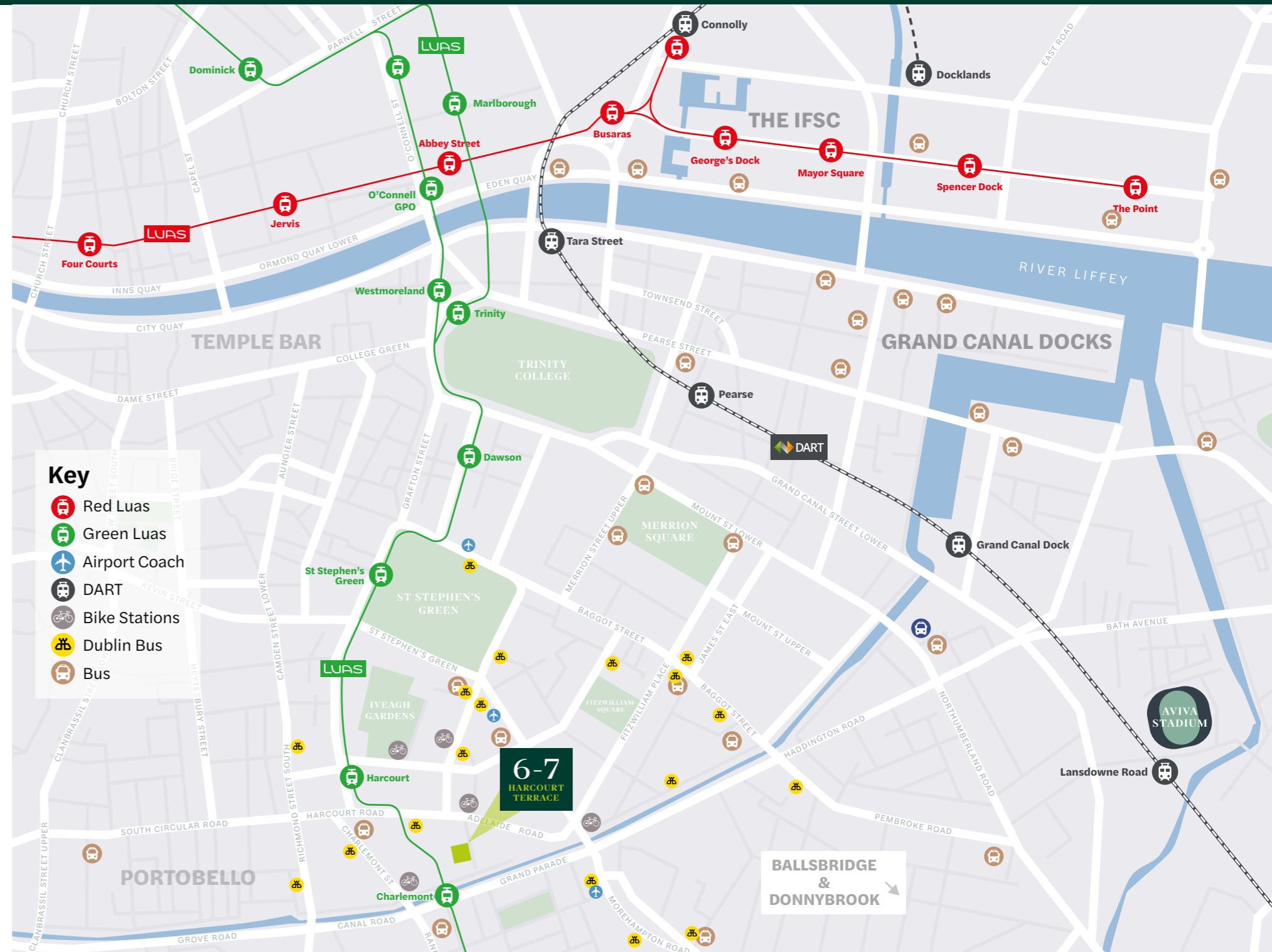
Strategically positioned in the heart of Dublin's Central Business District, 6-7 Harcourt Terrace enjoys unrivalled access to all that Dublin City has to offer.

Situated just off Adelaide Road, alongside the Grand Canal, the offices are conveniently located within walking distance of all the amenities of the city centre, while also being in close proximity to Ranelagh, Ballsbridge, Donnybrook and Rathmines.

The location is home to numerous multi-national companies such as EY, Deloitte and Amazon to name but a few and the surrounding area has seen significant redevelopment with the likes of Charlemont Place, 4 & 5 Park Place and the Cadenza building adding to the upgraded office stock in what is now a highly sought after office location. No. 1 Adelaide Road is also currently being redeveloped, which will further enhance the overall area.

The location is very well-served by public transport with the Harcourt and Charlemont LUAS stops just a few minutes walk away. There are also numerous bus routes serving the area. Furthermore a Dublin Bike Station can also be found nearby beside the excellent cycle path running along the Grand Canal, providing ease of access throughout the city.

This is in addition to the planned Metro Link (at Charlemont) which would directly serve the subject property and wider area.



From the LUAS Green Line to the cycle lane along the Grand Canal, the location offers excellent connectivity



LUAS  
2 minute walk



DUBLIN BIKES  
2 minute walk



DUBLIN BUS  
3 minute walk



DART  
25 minute walk



## ACCOMMODATION SCHEDULE

The building is being comprehensively refurbished and re-imagined, providing flexible, modern and energy-efficient office accommodation throughout, suitable for a single headquarters occupier.

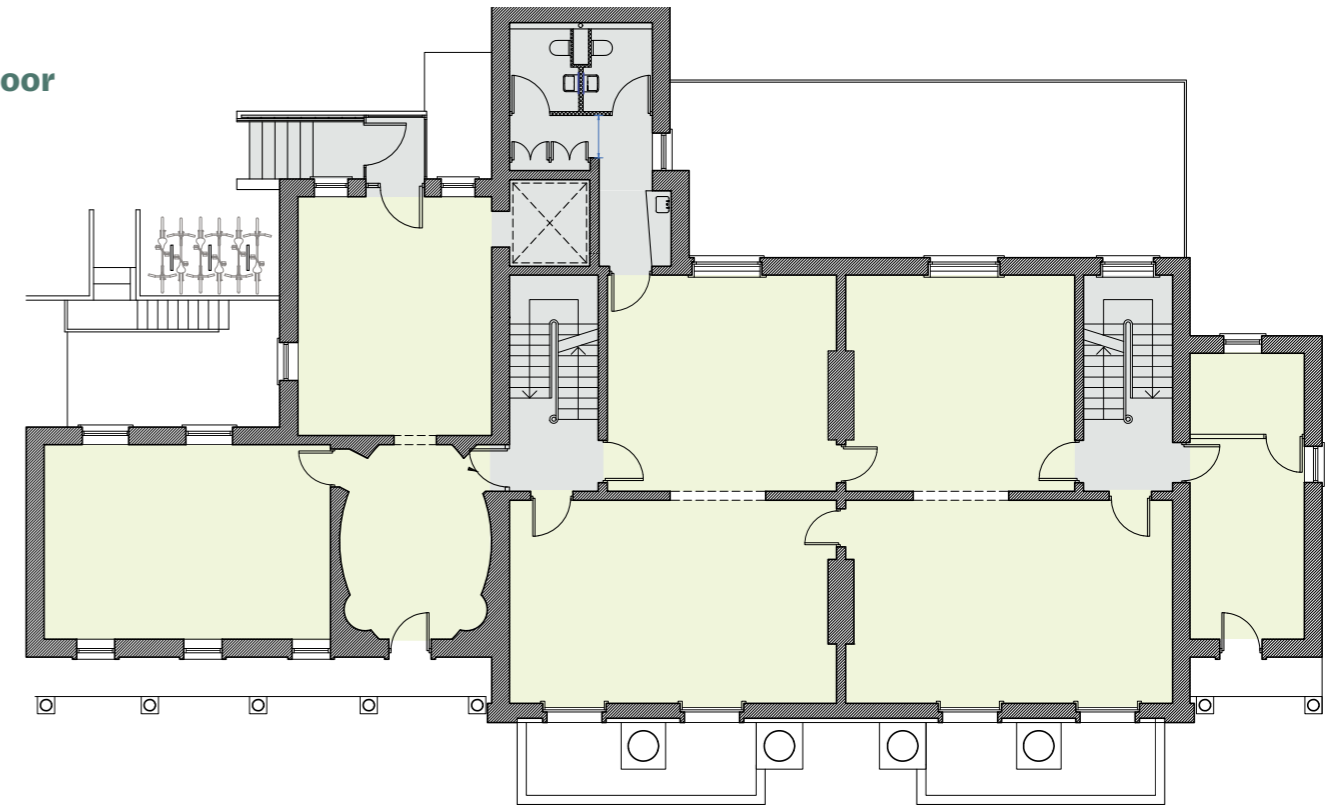
6-7 Harcourt Terrace comprises of an imposing 4 storey over basement stand alone office building extending to approximately 818 Sq.M. (8,805 Sq.Ft.) NIA.

Floor	Sq.M. (NIA)	Sq.Ft. (NIA)
Basement	211	2,271
Ground Floor	218	2,347
First Floor	128	1,378
Second Floor	132	1,420
Third Floor	129	1,389
<b>TOTAL</b>	<b>818</b>	<b>8,805</b>

## FLOOR PLANS

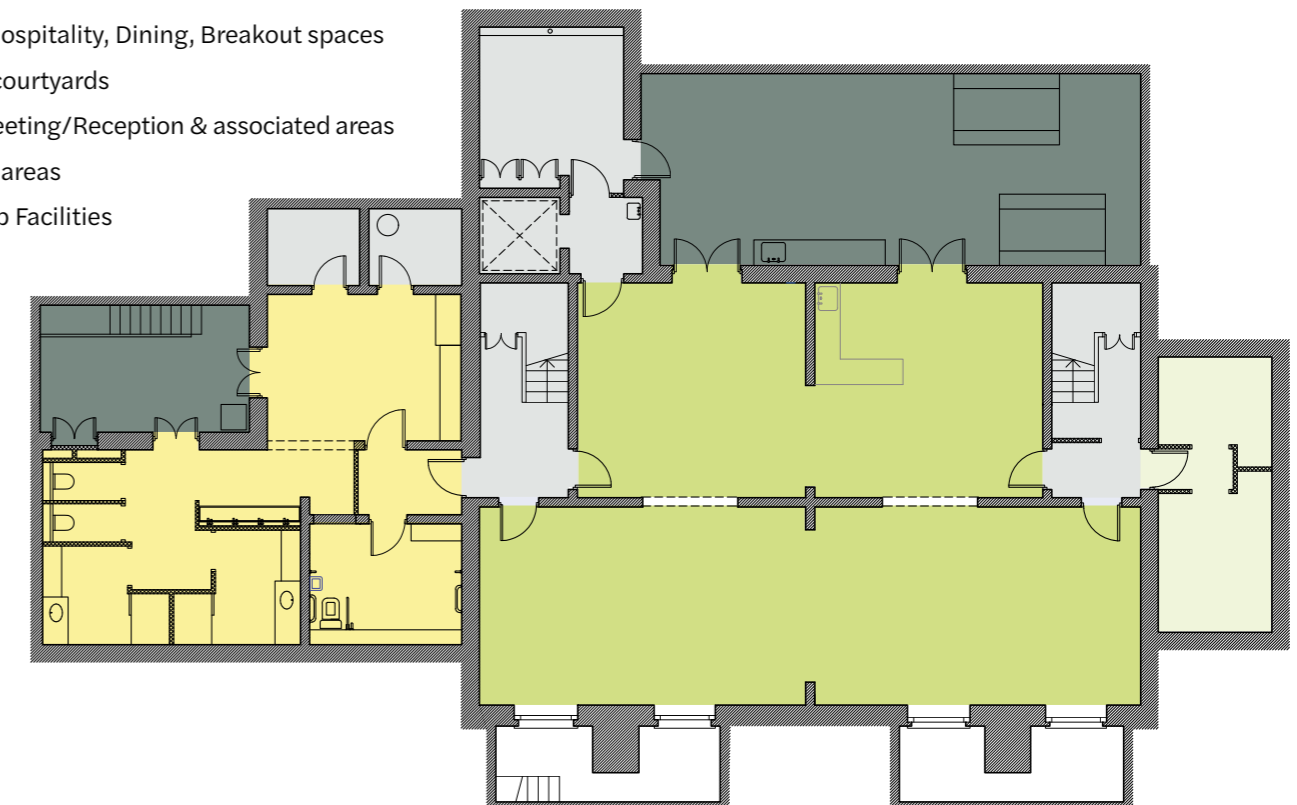
The layout plans below are only indicative and any specific needs may be tailored to suit the requirements of the tenant.

### Ground Floor



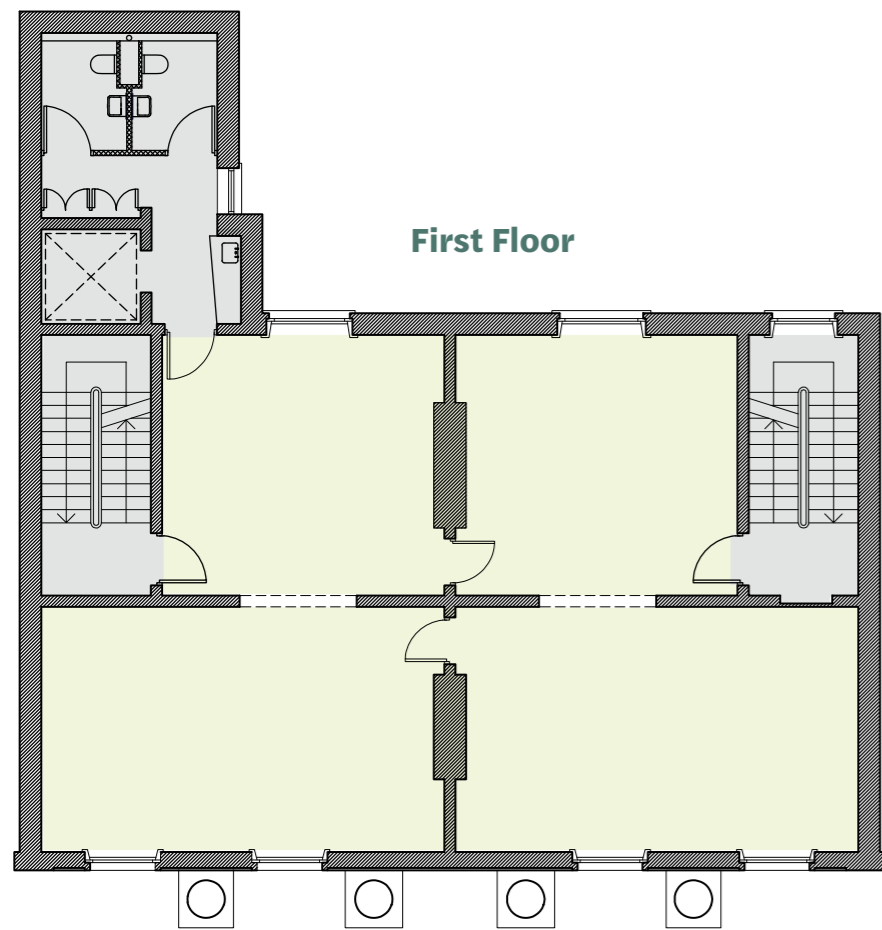
### Basement

- Flexible Hospitality, Dining, Breakout spaces
- External courtyards
- Office/Meeting/Reception & associated areas
- Common areas
- End of Trip Facilities

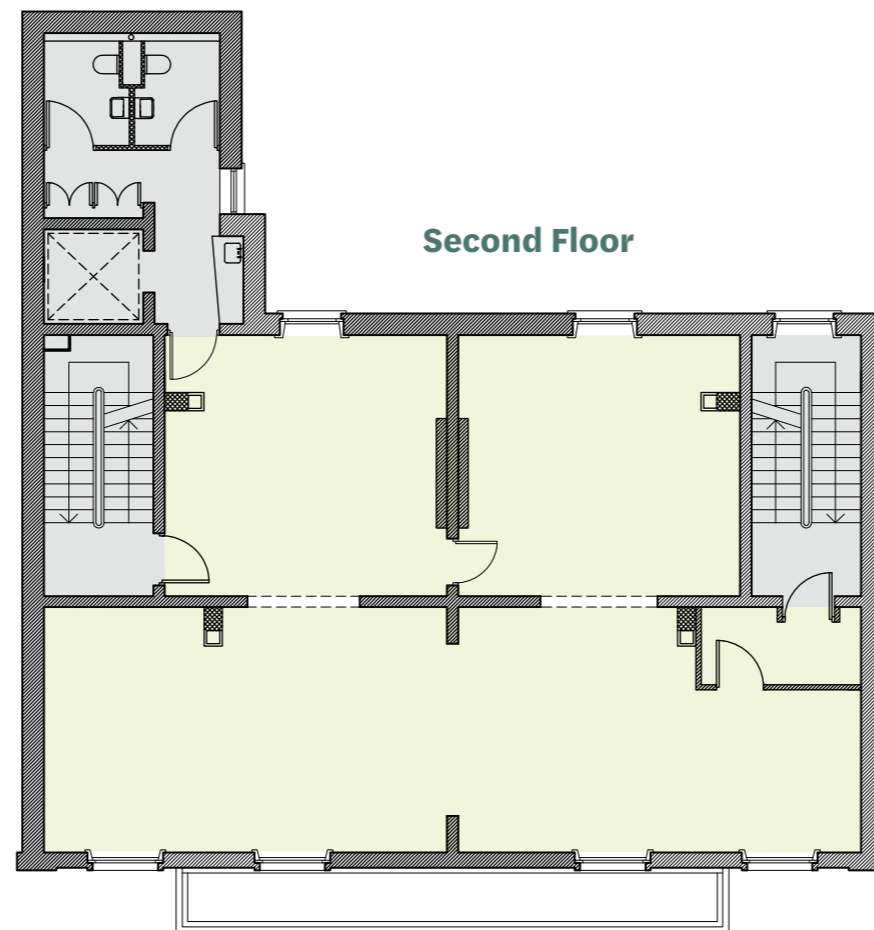


# FLOOR PLANS

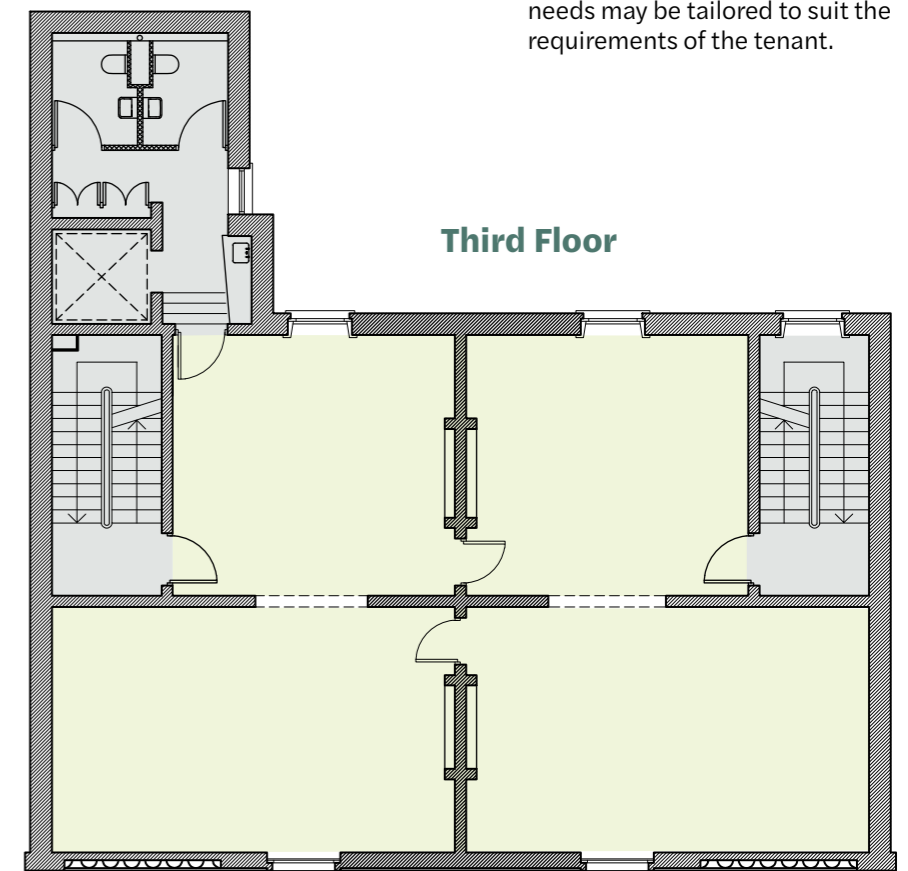
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First Floor



Second Floor



Third Floor

- Office/Meeting/Reception & associated areas
- Common areas





# 6-7 HARCOURT TERRACE

DUBLIN 2



CGI's showing proposed specifications and layout.



## TENURE

The Building is available to let in its entirety on a new lease.

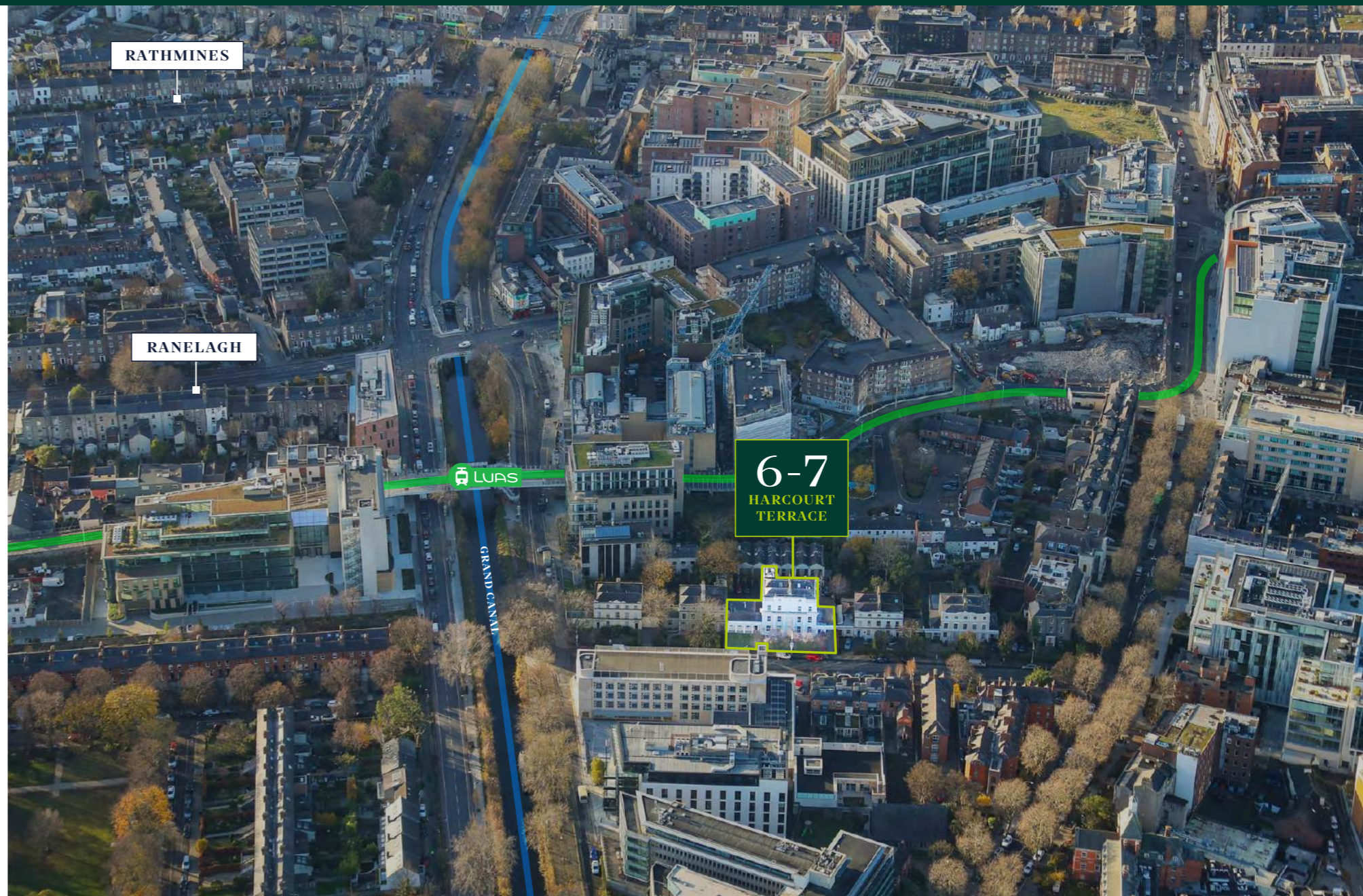
## RENT/SERVICE CHARGE/RATES

On Application.

## CAR PARKING

Ample Car Parking Spaces are available to the rear of the property, including 2 EV charging points.

## BER RATING



## FURTHER INFORMATION

For plans, details and to arrange viewings, please contact the Sole Letting Agents:

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