

# LONGPHORT HOUSE

EARLSFORT CENTRE | DUBLIN 2

**FULLY UPGRADED FLOORS FINISHED  
TO CAT-A SPECIFICATION**

SIZES FROM 3,850 SQ. FT. (357.68 SQ. M.)  
TO 8,550 SQ. FT. (794.32 SQ. M.)





# DESCRIPTION

Longphort House is a modern office building in a prominent location in Dublin Principal Business District between Earlsfort Centre and Leeson Street, adjacent to the Conrad Hotel. The Ground and First Floor have recently been refurbished to a high-quality CAT-A finish. The building has a range of amenities available with on-site car parking and bicycle parking.





Raised Access Floors



Feature Exposed Ceilings



4 Pipe Fan Coil Air-Conditioning



Kitchenette



Secure Basement Car Parking



Bicycle Parking

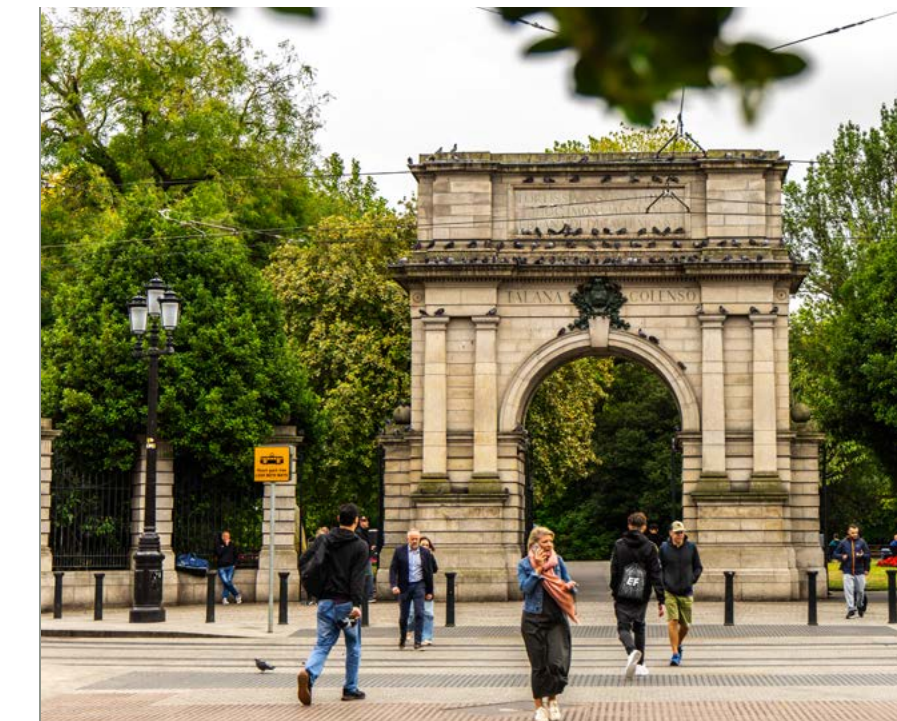


Hotel Quality Shower Facilities



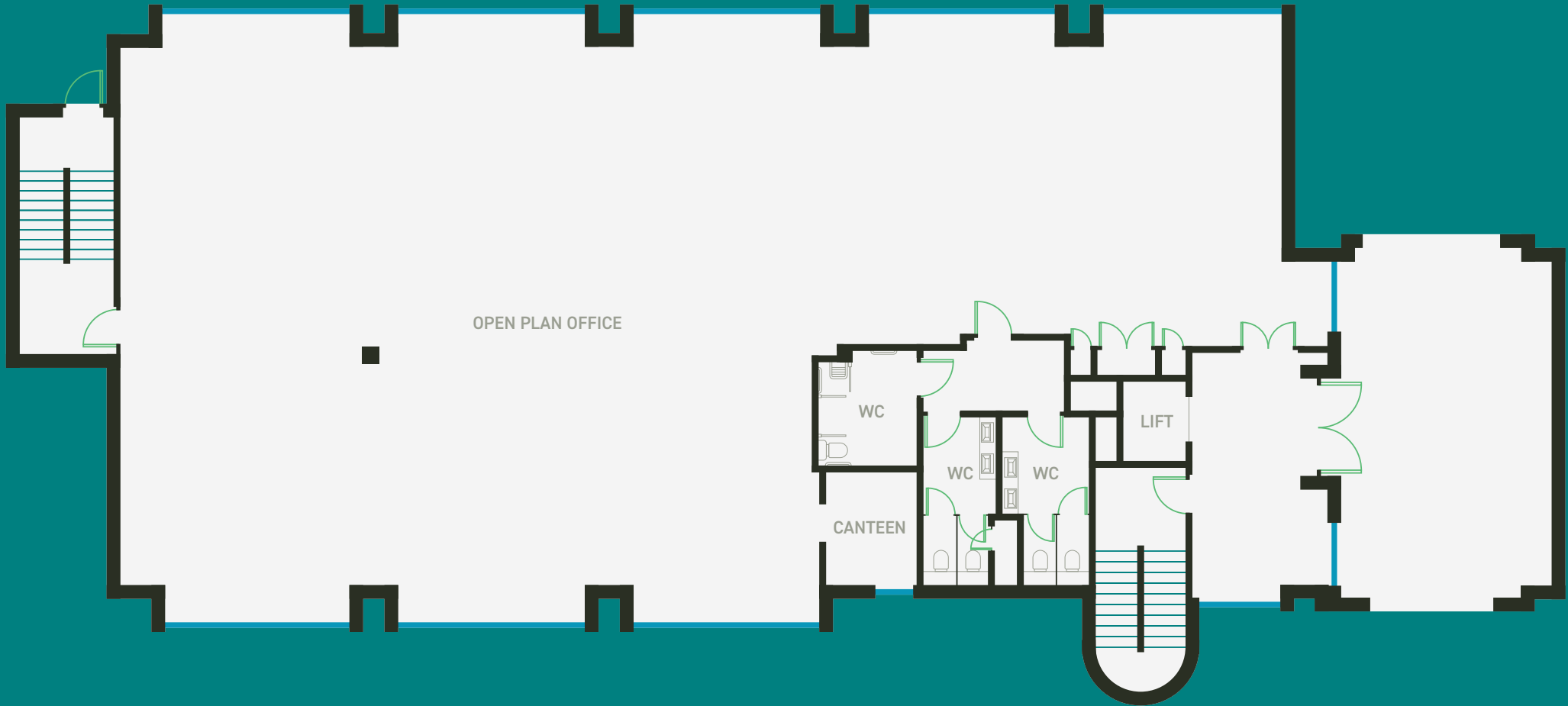
# LOCATION

Leeson Street offers a diverse selection of Concert Venues, Theatres, Art Galleries, Coffee Houses, Bars, Restaurants, and stunningly landscaped Public Parks. Conveniently located near several of Dublin City's most picturesque public parks, including St. Stephen's Green, The Iveagh Gardens, Fitzwilliam Square, and the Grand Canal, occupants of Leeson Street can easily enjoy and engage in a wide range of social activities such as live music, outdoor cinema events, and art exhibitions.

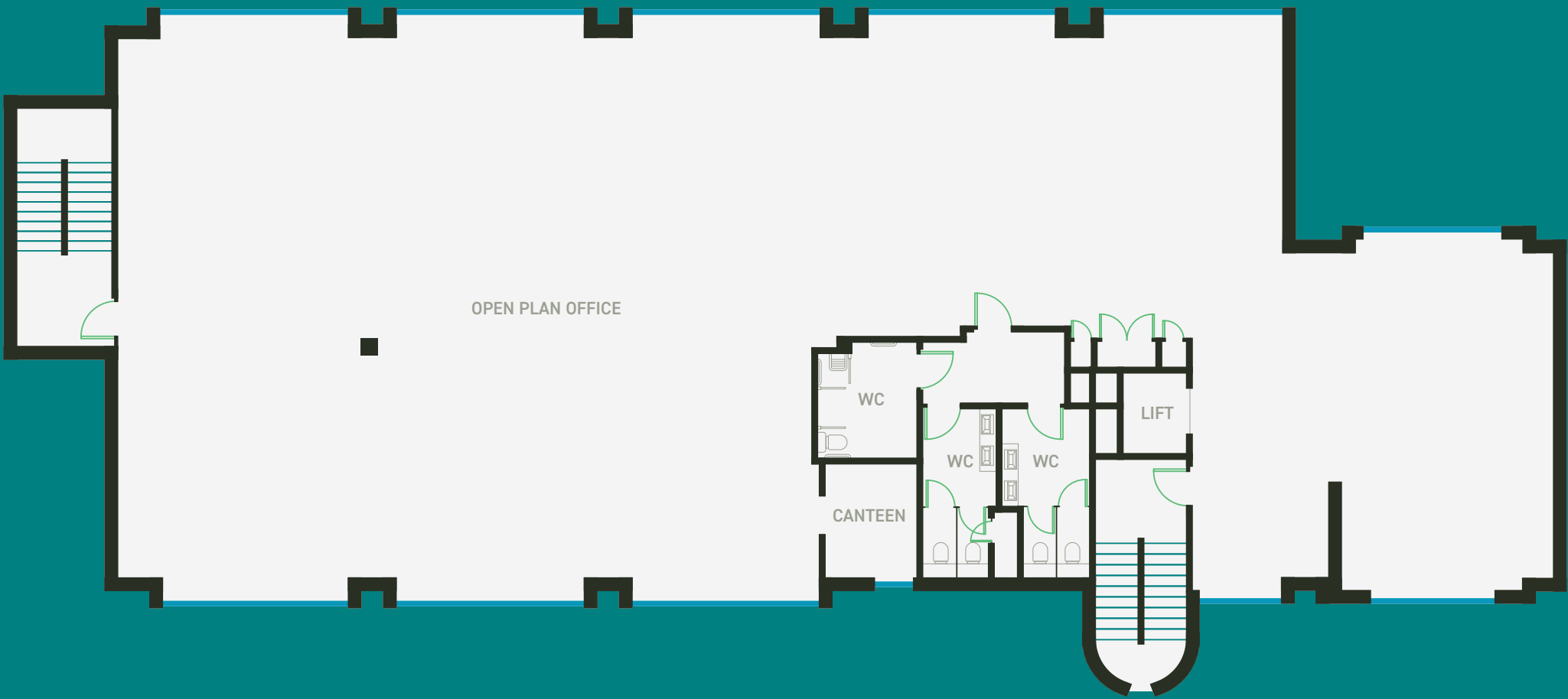




# FLOOR PANS



GROUND FLOOR

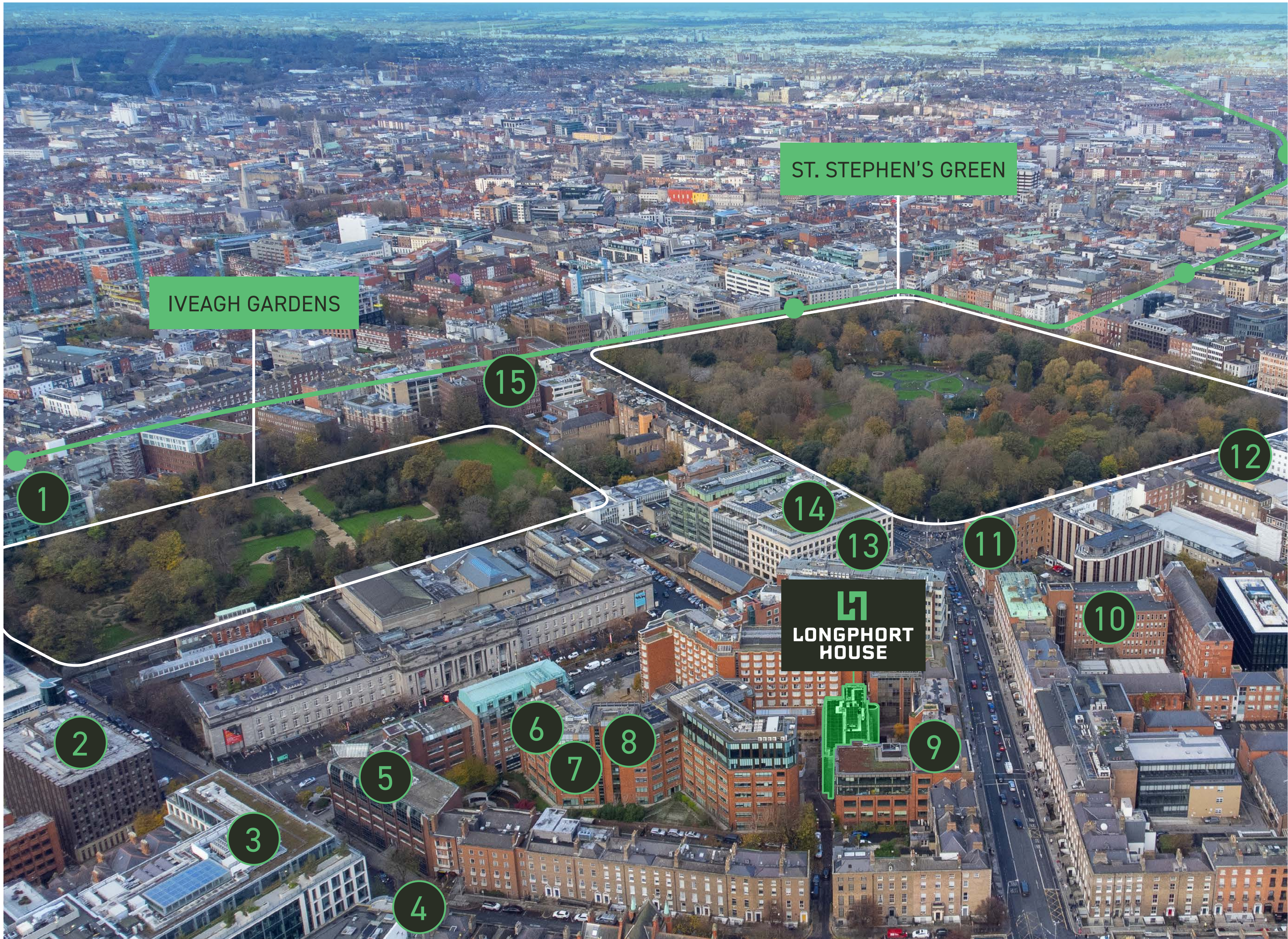


FIRST FLOOR

## SCHEDULE OF ACCOMMODATION

UNIT	SIZE SQ. FT.	SIZE SQ. M.
GROUND FLOOR	3,850	357.68
FIRST FLOOR	4,700	436.64
TOTAL	8,550	794.32





# NEARBY OCCUPIERS

- EY 1
- Deloitte 2
- Arthur Cox 3
- MetLife 4
- Eversheds 5
- BioMarin 6
- Dechert 7
- Harmonic Funds 8
- Lockton 9
- Department of Transport 10
- Permanent TSB 11
- Department of Justice 12
- Aercap 13
- Maples 14
- KPMG 15





# LONGPHORT HOUSE

## GO ANYWHERE



**LUAS**  
St Stephen's Green and Harcourt Street stops are less than a 10 minute walk from the property.



**DART & COMMUTER RAIL**  
Pearse Street Dart and Train Station is located a 15 minute walk away.



**BUS**  
Exceptional accessibility via Dublin Bus & National Bus services via Leeson Street



**DUBLIN BIKE**  
Dublin Bikes depot situated just off Leeson Street and Hatch Street.





### LEASE TERM

New flexible lease terms



### ANNUAL RENT

Please state that the quoting rent is €57.50 psf



### COMMERCIAL RATES

Currently estimated at €5.11 per sq ft for 2024



### SERVICE CHARGES

Approx. €9.72 per sq. ft.



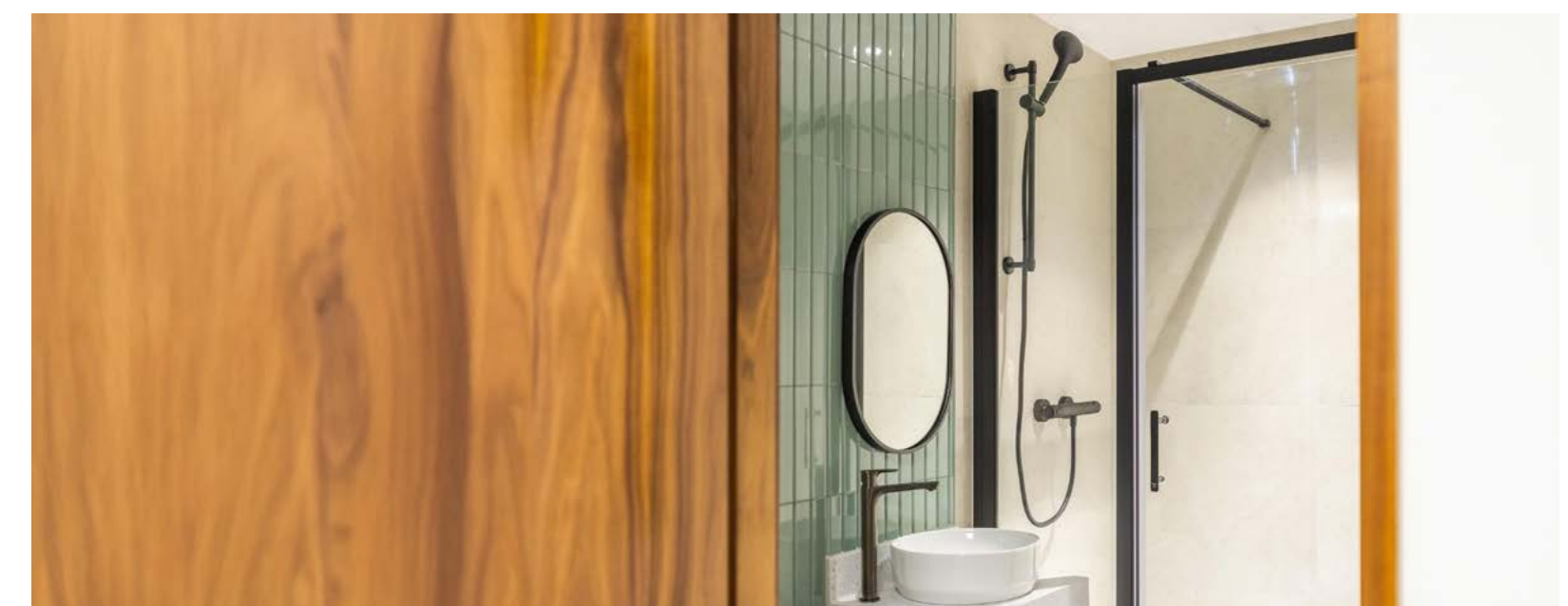
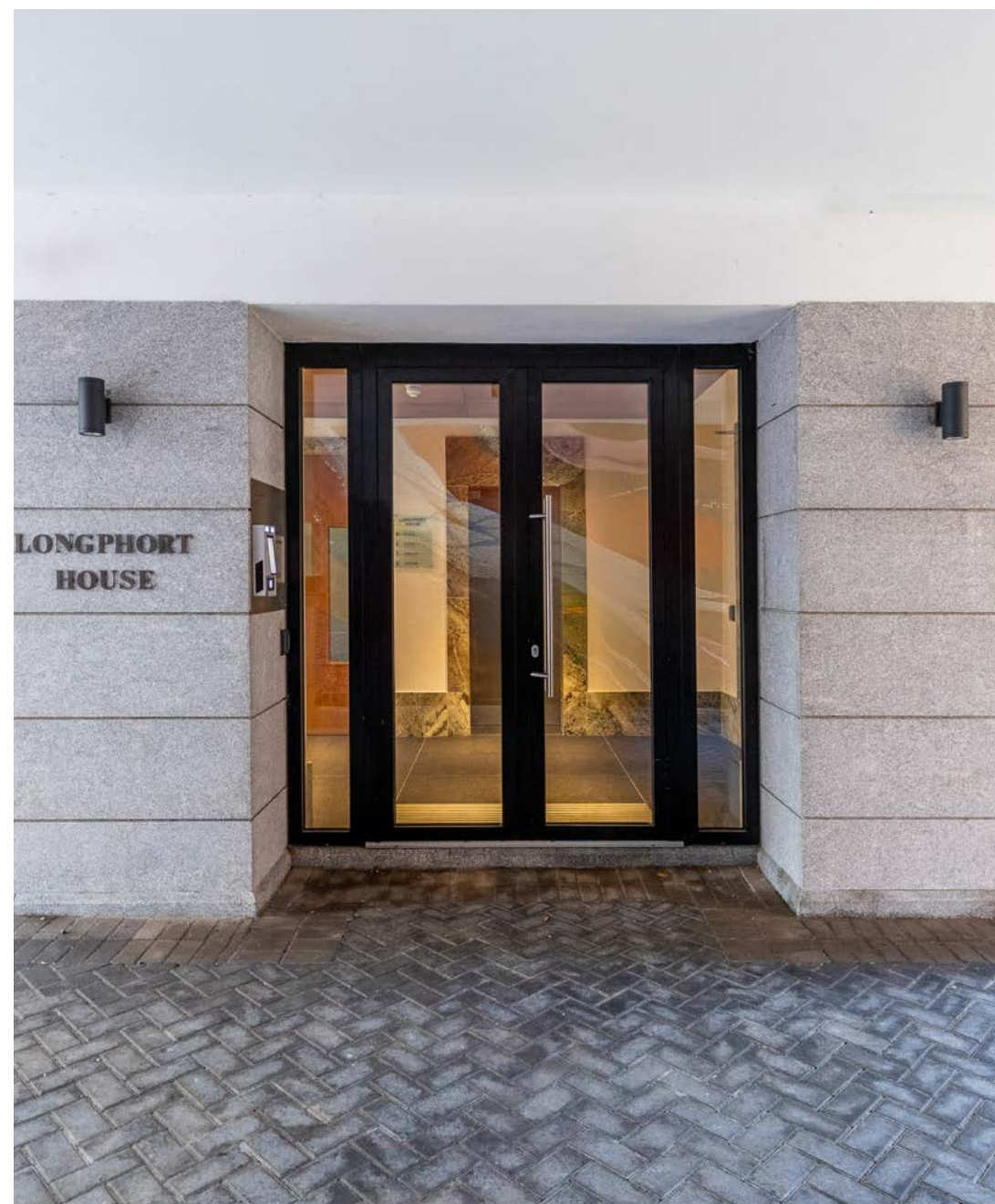
### BER RATING

BER A3



### INSPECTIONS

Strictly by prior appointment through sole agents JLL







# LONGPHORT HOUSE

## CONTACT

**CONOR FITZPATRICK**  
DIRECTOR

CONOR.FITZPATRICK@JLL.COM  
+353 1 477 9714

**JAMES LYNN**  
GRADUATE SURVEYOR

JAMES.LYNN@JLL.COM  
+353 (0) 86 190 8503

**CAROLINE NUGENT**  
SURVEYOR

CAROLINE.NUGENT@JLL.COM  
+353 1 477 9771

## DISCLAIMER

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 L Salle, 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.

## AGENT



PSRA: 002273