

# 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**: Represented by a green icon of a raised floor slab.
- Feature Exposed Ceilings**: Represented by a green icon of a ceiling grid.
- 4 Pipe Fan Coil Air-Conditioning**: Represented by a green icon of a fan coil unit.
- Kitchenette**: Represented by a green icon of a kitchenette with a coffee machine.
- Fully Fitted**: Represented by a green icon of a desk with a computer monitor and drawers.
- Secure Basement Car Parking**: Represented by a green icon of a car in a parking garage.
- Bicycle Parking**: Represented by a green icon of a bicycle with a 'P' sign.
- Hotel Quality Shower Facilities**: Represented by a green icon of a shower head.



# LOCATION

Lesson 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 Lesson Street can easily enjoy and engage in a wide range of social activities such as live music, outdoor cinema events, and art exhibitions.

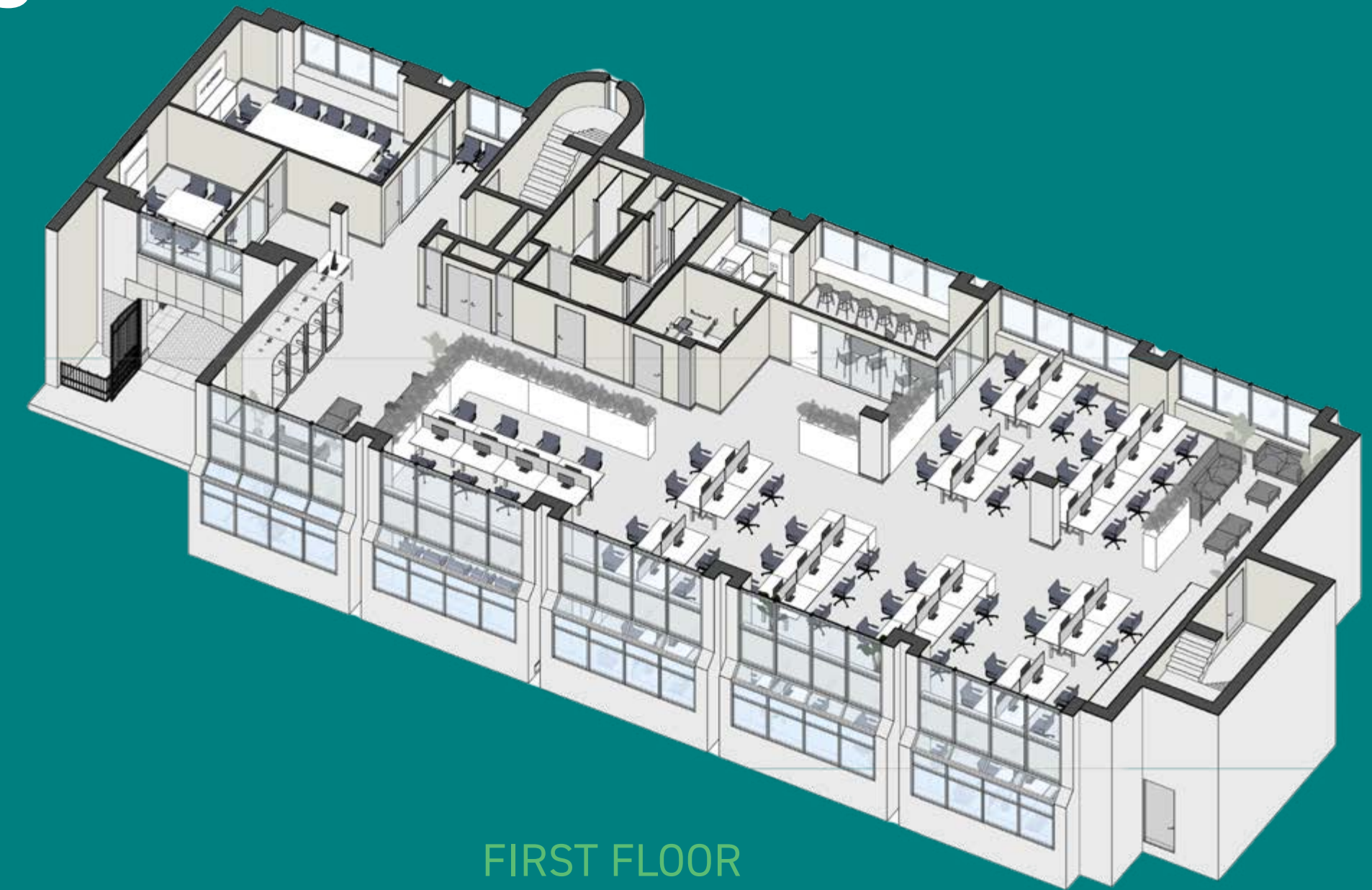




# FLOOR PLANS



GROUND FLOOR



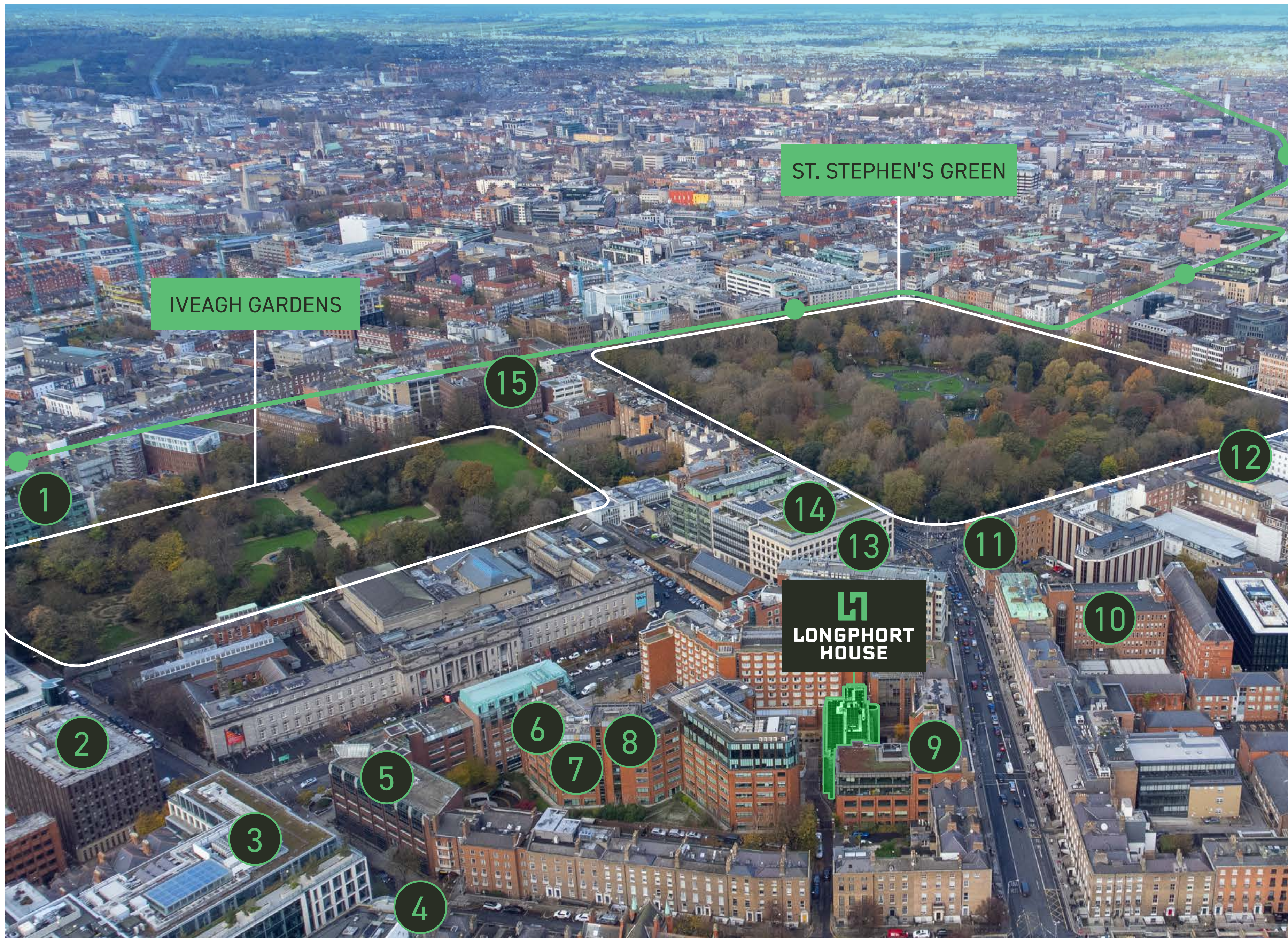
FIRST FLOOR

## 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

FOR IDENTIFICATION PURPOSES ONLY





# 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

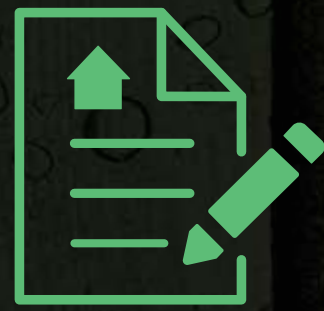
Exceptional accessibility via Dublin Bus & National Bus services via Leeson Street



### DUBLIN BIKE

Dublin Bikes depot situated just off Leeson Street and Hatch Street.





**LEASE TERM**

New flexible lease terms



**ANNUAL RENT**

Quoting rent €60 per sq. ft.



**COMMERCIAL RATES**

Currently estimated at €5.11 per sq. ft. for 2024



**SERVICE CHARGES**

Approx. €9.72 per sq. ft.



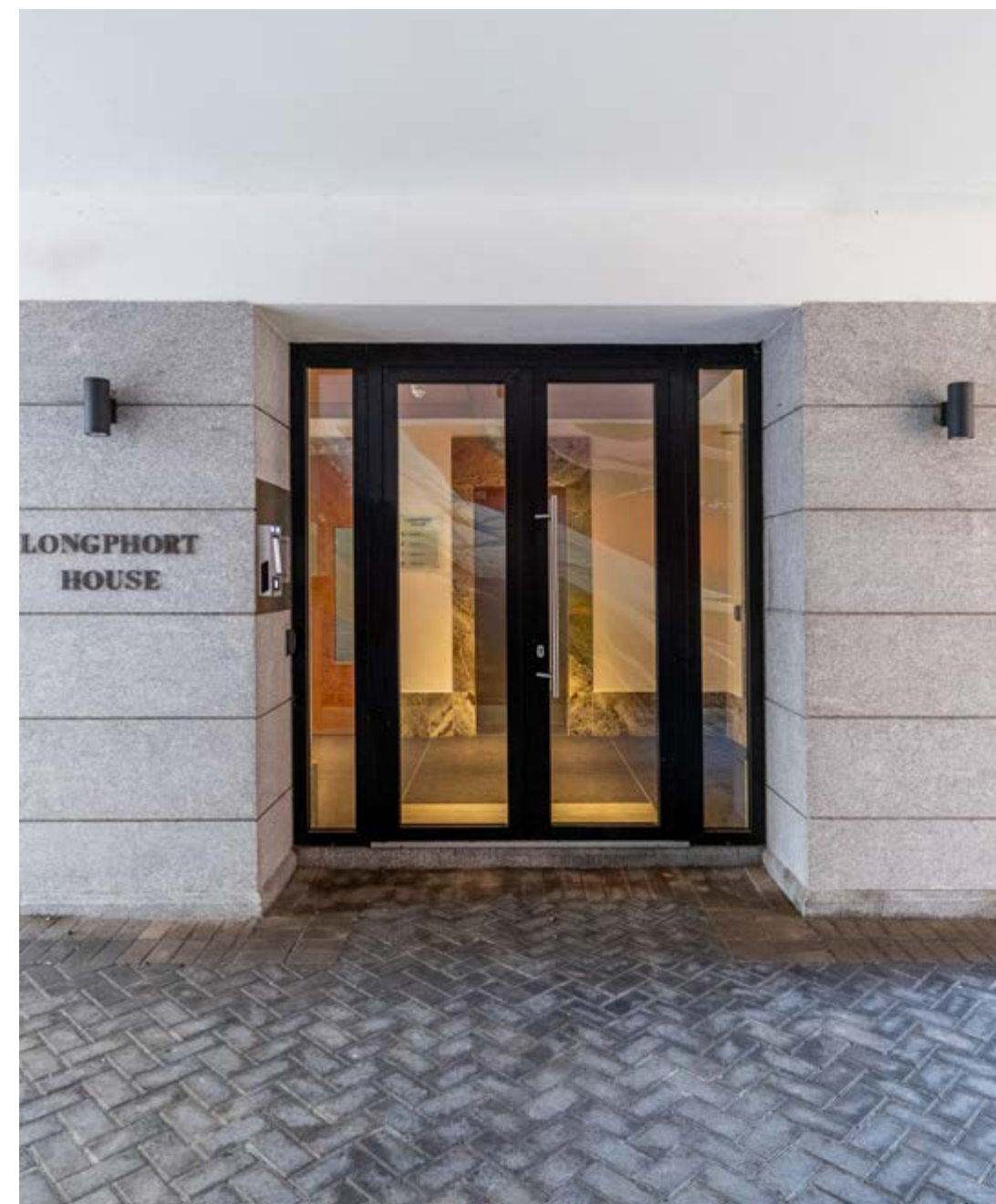
**BER RATING**

BER A3



**INSPECTIONS**

Please contact the joint agents







# LONGPHORT HOUSE

JOINT AGENTS



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