

# ST. STEPHEN'S GREEN HOUSE

FULLY FITTED  
GROUND FLOOR  
OFFICES

TO LET



EARLSFORT TERRACE, DUBLIN 2



## OFFICES AT ST. STEPHEN'S GREEN HOUSE

### HIGHLIGHTS



Prime CDB  
location just off  
St. Stephen's Green



Fully fitted  
ground floor  
office suite



Extending to  
436 sq. m.  
(4,692 sq. ft.)



10 secure on-site  
basement car  
parking spaces



Available  
immediately on  
new lease terms

# IN GREAT COMPANY

ROYAL COLLEGE OF SURGEONS

INTERCOM

BIRD & BIRD LLP

GRAFTON STREET

ST. STEPHEN'S GREEN

SHELBOURNE HOTEL

LEINSTER HOUSE

CANTOR FITZGERALD

BANK OF IRELAND

STANDARD LIFE

KENNEDY WILSON

DEPARTMENT OF JUSTICE

VODAFONE

PERMANENT TSB

MAPLES GROUP

AERCAP HOLDINGS

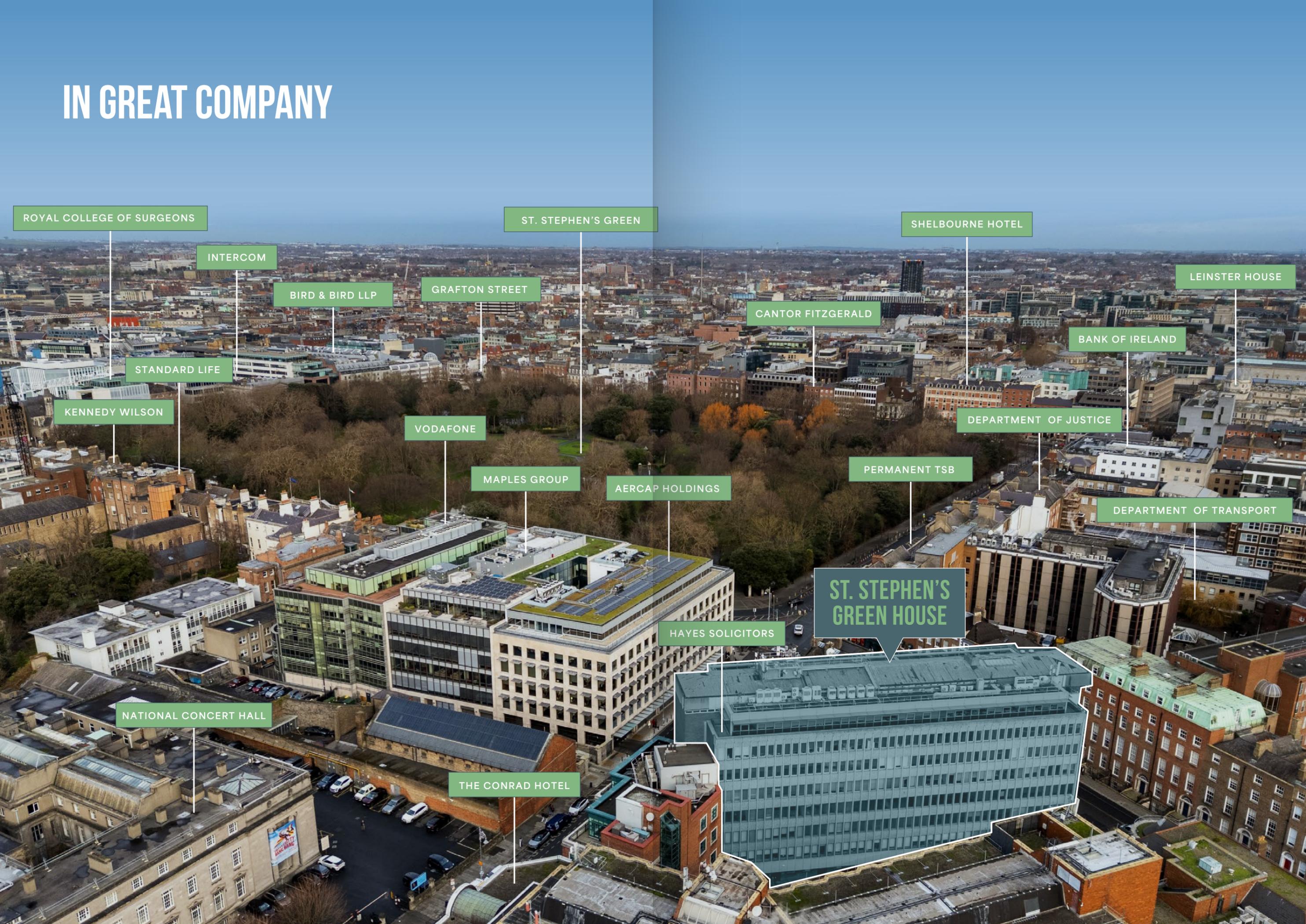
DEPARTMENT OF TRANSPORT

ST. STEPHEN'S GREEN HOUSE

HAYES SOLICITORS

NATIONAL CONCERT HALL

THE CONRAD HOTEL



## LOCATION

Situated just a short walk from the iconic St. Stephen's Green and the bustling shopping district of Grafton Street, St. Stephen's Green House offers occupiers immediate access to some of the Dublin's finest shops, restaurants, cafes, bars, and entertainment destinations.

The property also boasts excellent connectivity and unrivalled access to Dublin's public transport network. The Luas Green Line is conveniently accessible at nearby St. Stephen's Green & Harcourt Street stops, while Pearse Street Train Station is a 15-minute walk away and is served by Dart, Intercity, and Commuter rail services. In addition, numerous high-frequency bus routes operate in the immediate vicinity along Earlsfort Terrace and Leeson Street, including the Dublin Express, which provides direct services to Dublin Airport every 30 minutes.

### SERVED BY:



**Luas Green Line**  
St. Stephen's Green & Harcourt Street



**Dublin Bus**  
Leeson Street - 7B, 7D, 11, 11B, 37, E1, E2  
Earlsfort Terrace - 44, 44D, 82



**Aircoach (Dublin Airport)**  
On doorstep



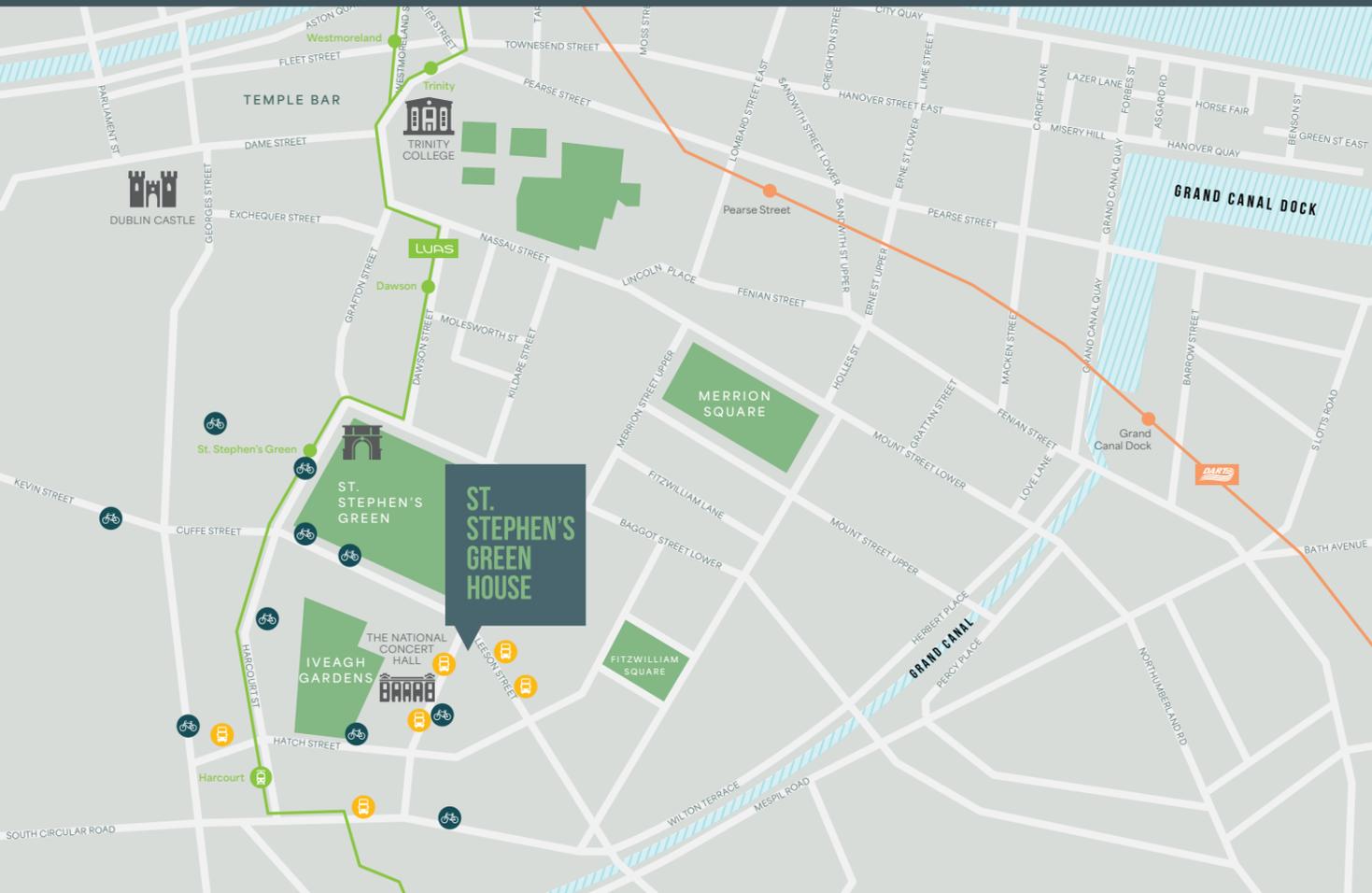
**DART / Irish Rail**  
Pearse Station

## DESCRIPTION

St. Stephen's Green House is a prominent seven-storey office building located in the heart of Dublin City Centre. The property enjoys dual frontage onto both Earlsfort Terrace and Lower Leeson Street, offering excellent profile and accessibility, providing occupiers with the opportunity to secure high-quality, turnkey office accommodation in a prestigious city centre location.

The Ground Floor Office Suite extends to 436 sq. m. (4,692 sq. ft.) and presents in excellent condition throughout. The suite offers an efficient & functional layout, incorporating a combination of open-plan and cellular office space.

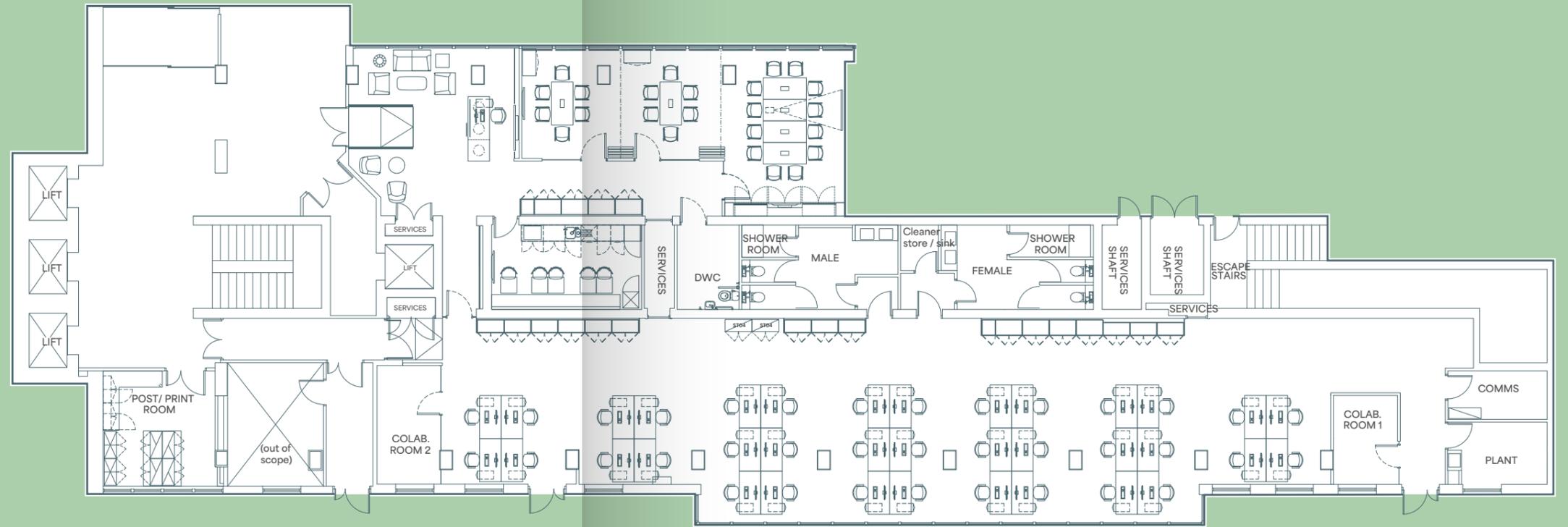
The accommodation is well configured to include 36 workstations, a spacious boardroom, two meeting rooms, two executive offices, a kitchenette, print room and dedicated comms room. The ground floor suite further benefits from a generous allocation of 10 secure, on-site basement car parking spaces.



# FLOOR PLAN

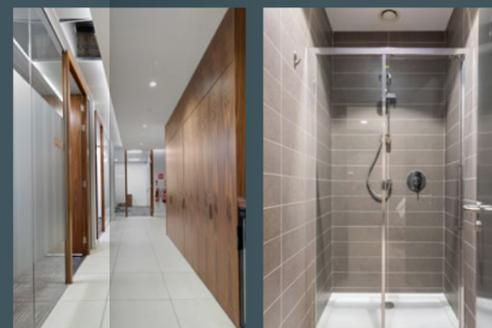
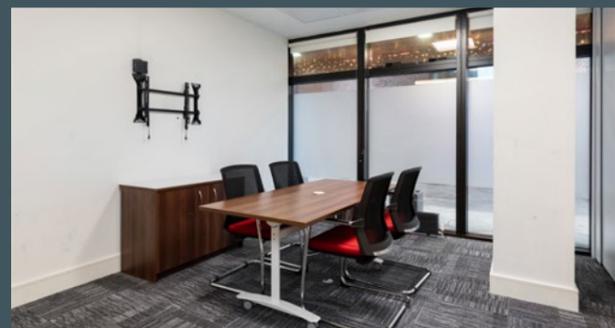
## FULLY FITTED OFFICES COMPRISING:

- 36 workstations
- 2 executive offices
- 2 meeting rooms
- 1 Boardroom
- Canteen
- Print Room
- Ladies, Gents & Disabled Toilet Facilities
- Ladies, Gents & Disabled Shower Facilities
- Dedicated Reception Area
- Comms Room
- Storage Room
- Tea/Coffee Station



## SPECIFICATION

- Raised access flooring
- Floor boxes wired for power & data
- Mix of carpet & tile coverings throughout
- Mix of painted & metalated suspended ceilings
- Recessed LED lighting
- Air conditioning
- Ladies, Gents & Disabled toilet & shower facilities
- Kitchenette & coffee dock facilities
- Cleaning closet
- Comms room
- Print Room



## FURTHER INFORMATION & CONTACTS

### Quoting Rent:

On Application

### Lease Terms:

Available on new flexible lease terms from the Landlord.

### Service Charge:

The 2025 service charge liability equates to €88.05 per sq. m. (€8.18 per sq. ft.) per annum.

### Rates:

The 2026 rates liability equates to approximately €46.61 per sq. m. (€4.33 per sq. ft.) per annum.

Viewings strictly by appointment  
through sole letting agents  
BNP Paribas Real Estate



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