

QUALITY FITTED OFFICE SPACE

TWO | HARCOURT CENTRE

DUBLIN 2

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Two Harcourt Centre is part of the highly successful multi-block Harcourt Centre development, situated in Dublin's Central Business District.

The building provides occupiers with a unique opportunity to secure fitted office accommodation direct from the landlord with flexibility.

Adjacent to Camden Street and a five minute walk to St. Stephen's Green, occupiers can benefit from a wide selection of amenities including cafés, bars and restaurants. The building is well served by public transport, with Harcourt Street Luas Station across from the entrance and numerous bus routes in the immediate vicinity.



Key Features



**Prime CBD
location**



**Excellent
transport links**



**High-quality
local amenities
and dining**



**Fully fitted
and furnished**



**Secure basement
car parking**



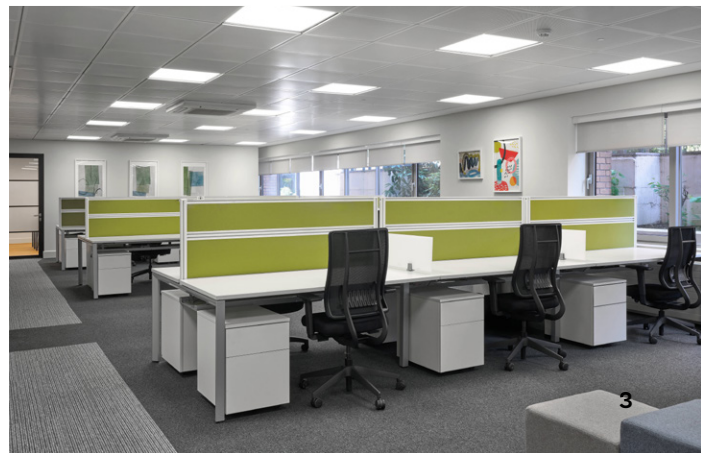
**Secure bicycle
parking spaces**



**Building
concierge**



**Flexible lease
terms**



Distinguished Location

Many leading national and international occupiers from a wide range of sectors have chosen to locate within the Harcourt Centre and the surrounding area.

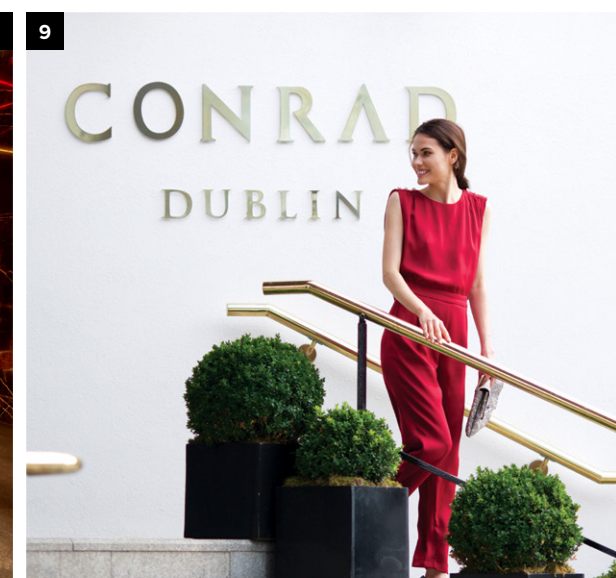
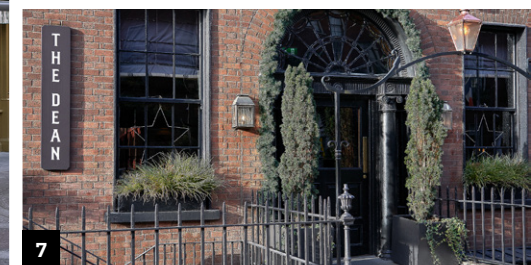
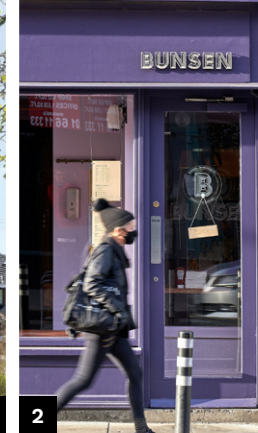
The location is highly accessible to a wide variety of Dublin's best amenities, including well-known cafes, bars and restaurants, on Harcourt Street and Camden Street, offering the perfect work-life balance.

Some of Dublin city's most scenic spaces including the Iveagh Gardens, St Stephen's Green and the Grand Canal are all within a five minute walk.



Dublin's Finest Amenities

1	The Grand Canal	500m
2	Bunsen, Wexford Street	600m
3	Delahunt, Camden Street Lower	260m
4	The Iveagh Garden Hotel, Harcourt Street	250m
5	Camden Street – Food & Nightlife	200m
6	Grafton Street – Dublin's main shopping district	800m
7	The Dean Hotel, Harcourt Street	210m
8	Power Gym at the Dean Hotel, Harcourt Street	210m
9	Conrad Hotel, Earlsfort Terrace	550m



Well Connected

Two Harcourt Centre is surrounded by excellent transport links, including the Luas on Harcourt Street and Dublin Bus on Camden Street.

In addition, there are Dublin Bikes stations located close by at Camden Street, Grantham Street and Hatch Street.

The surrounding area benefits from dedicated cycles lanes, providing safe and easy accessibility by bike.

	
Luas Green Line	Right outside
Dublin Bus	1 min walk
Dublin Bikes	4 min walk
Aircoach	8 min walk
DART (Pearse Street Station)	20 min walk
	
Port Tunnel	20 min drive
Airport	30 min drive



Floor plans

The terrace level and first floor provides a flexible floor plates, ideal for companies who require ready to go space.

The available office accommodation comes with a recently upgraded office specification, to include a mixture of fully furnished open plan space, meeting rooms and a kitchenette.

OFFICE FEATURES

- Fully fitted office accommodation
- LED lighting
- Cassette air conditioning
- High quality carpet tile
- Wired for power and data with dedicated comms rooms
- High quality kitchenette
- Ladies and gents bathroom facilities

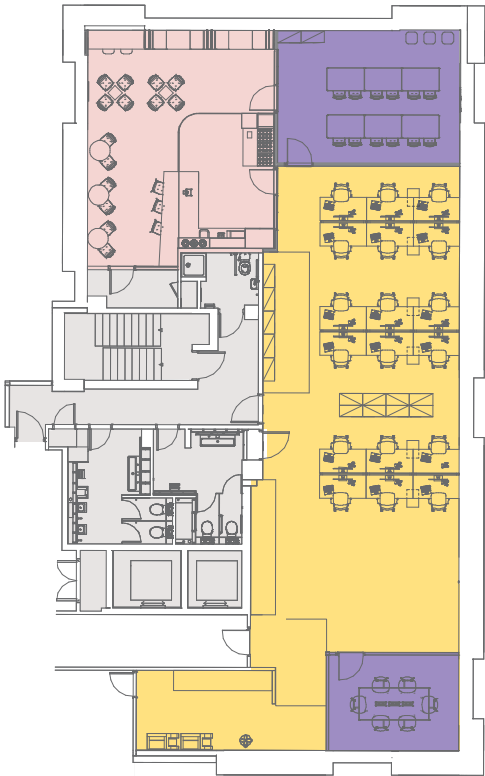
END OF TRIP FACILITIES

- Shower facility
- Secure car parking spaces available
- Secure bicycle parking available

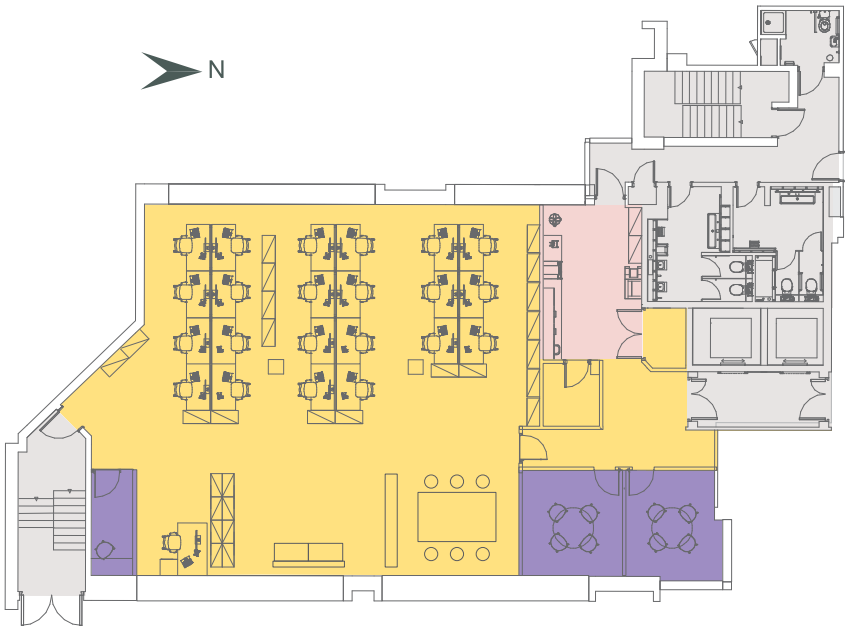
ACCESS & SECURITY

- Building concierge (8am–5pm)
- 24 hour access via swipe
- 2 x 8 person lifts

TERRACE LEVEL



FIRST FLOOR



Floor	Size	Open plan desks	Meeting rooms	Car spaces
Terrace	2,672 sq ft	18	2	3
First	2,594 sq ft	23	3	3

● Office Space
 ● Meeting Room
 ● Kitchen
 ● Core

Delivering the highest quality in everything we do

We own, develop and manage a portfolio of prime commercial assets around the city. Our fund has a track record of almost 60 years in Ireland, and we are the largest owner of offices and logistics assets in the country.

We are a socially and environmentally conscious investor with an unrivalled reputation for delivering the highest standards of design and placemaking.

Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

We create exceptional workplaces for premium local and international occupiers and deliver outstanding long-term dividends to our shareholders.

We see every investment, every development, every building as an opportunity to make places that people will enjoy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities for the benefit of everyone who lives, works and socialises in our capital city.



Clockwise from top

- Five & Six Earlsfort Terrace, Dublin 2
- Fifteen George's Quay, Dublin 2
- Styne House, Hatch Street, Dublin 2
- One Grand Canal Square, Dublin 2

Occupier amenities

We're constantly looking for ways to add value for the people who use our buildings.

As an occupier of IPUT Real Estate, you'll enjoy access to our exclusive amenities throughout Dublin city.



Studio at Fifteen George's Quay

Over 4,000 sq ft situated on the ground floor of Fifteen George's Quay, blending business lounge elements, meeting and event spaces, and a podcast studio.



Roof Garden at Fifteen George's Quay

This landscaped 2,000 sq ft roof garden provides the perfect location to take a break and enjoy panoramic views of the city or host a unique private event.



Pearse Street Auditorium

The 50 seater bleacher-style auditorium equipped with state of the art audio visual and video conferencing is ideal for hosting client presentations, internal training and all-hands events.



Wellness

Occupiers within the IPUT portfolio can avail of discounted gym membership at The Workshop, Pearse Street.



Wilton Park

Located between Baggot Street and Leeson Street Bridges, this one acre restored park is a popular destination for people that live and work in the area.



Earlsfort Gardens

With views of the National Concert Hall, the park's sustainable urban landscaping and reflective water feature provides a tranquil public place for occupiers and visitors alike.

Letting Agent



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