



Subject to contract/without prejudice

**To Let - New Lease/License Agreement
Grade A Office Accommodation in the Heart of the Traditional Core**

**Part Terrace / Part 1st Floor
Two Harcourt Centre, Harcourt Street, Dublin 2**



Address	Two Harcourt Centre, Harcourt Street, Dublin 2		
Floor Area (NIA)	SQ.FT.	SQ.M	Car parking spaces
Part 1 st Floor (Approx.)	2,672	248	2
Part Terrace Floor (Approx.)	2,594	241	2
Total	5,266	489	4
Building Description 	<p>A plug & play option is available for prospective tenants interested in high-quality office space in Dublin's Central Business District, which is fully fitted and in excellent condition. Covering approximately 5,266 sq. ft. (NIA) across two floors, each combining open-plan and private workspaces, including meeting rooms, open-plan spaces, and cellular offices.</p> <p><u>Specification</u></p> <ul style="list-style-type: none"> • Fully fitted office accommodation • LED lighting • Cassette air conditioning • High-quality carpet tile, with floor boxes wired for power 		

	<ul style="list-style-type: none">• Dedicated comms rooms• High-quality kitchenette• Ladies and gentlemen's bathroom facilities• Shower facility• Secure bicycle parking is available• Building concierge (8 am–5 pm)• 24-hour access via swipe
Availability	Available by way of a new lease or license agreement up to December 2028.
Quoting Rent	€52.50 per sq. ft. / €4,000 per space PAX
Rates	Approx. €6.50 per sq. ft.
Service Charge	Approx. €11.49 per sq. ft.
Insurance	Approx. €0.30 per sq. ft.
BER Certificate	BER C1