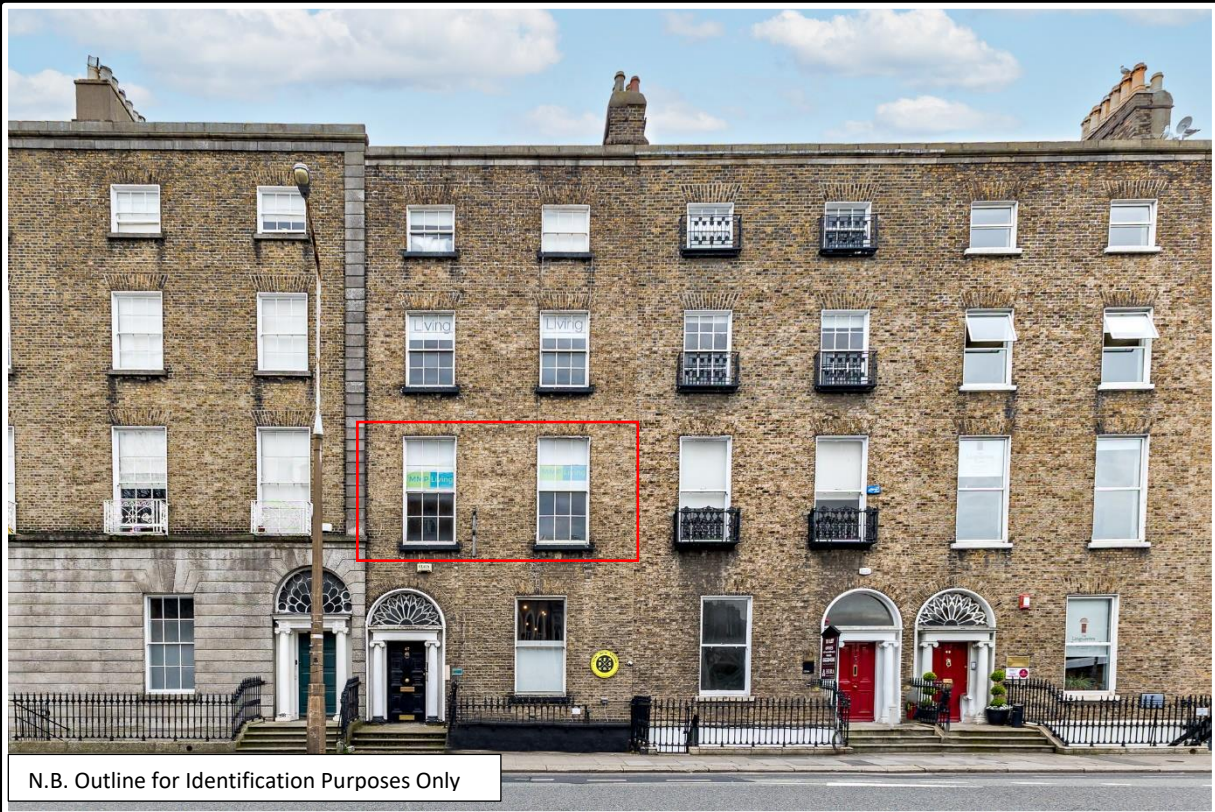




# ARTIS



N.B. Outline for Identification Purposes Only

## FIRST FLOOR OFFICES, 47 LOWER LEESON STREET, DUBLIN 2

### Executive Summary

- City Centre Offices to Let
- Excellent Location in the Heart of Dublin's Georgian Quarter
- Superb Period Features
- Total Floor Area Extending to Approximately 66.5 sq. m (716 sq. ft)
- Quoting €2,000 PCM / €24,000 Per Annum

### Location

No. 47 occupies a prime position along Leeson Street in the heart of Dublin's Georgian Quarter. This central location is just 400m (6-minute walk) south of St. Stephen's Green and 500m (7-minute walk) from the Charlemont Luas Station. Nearby occupiers include LinkedIn at One Wilton Park, The Royal Victoria Eye and Ear Hospital, The Institute of Education and a range of cafes and eateries including Perch Coffee, Suesey Street, Starbucks, House and Cafe Sol.



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Leeson Street Lower is one of the main QBC routes into the city centre, with a range of Dublin Bus routes including the 11, 46E, 116, 118 and 145 all available on the doorstep. In addition the property benefits from access to the Aircoach from Leeson Street, which provides a direct route to Dublin Airport in 25 minutes.

## Description

Artis are delighted to present the first floor offices of No. 47 Leeson Street to the market. These two interconnecting Georgian rooms benefit from superb period features including 11 ft ceilings, fireplaces, ceiling coving and decorative cornicing.

The new occupiers will benefit from access to a shared kitchenette and WCs within the building.

## Terms

€2,000 PCM - Subject to Lease Terms and Covenant Strength

## BER

The property is BER Exempt as it is on the list of Dublin City Council's Record of Protected Structures.

## Contact

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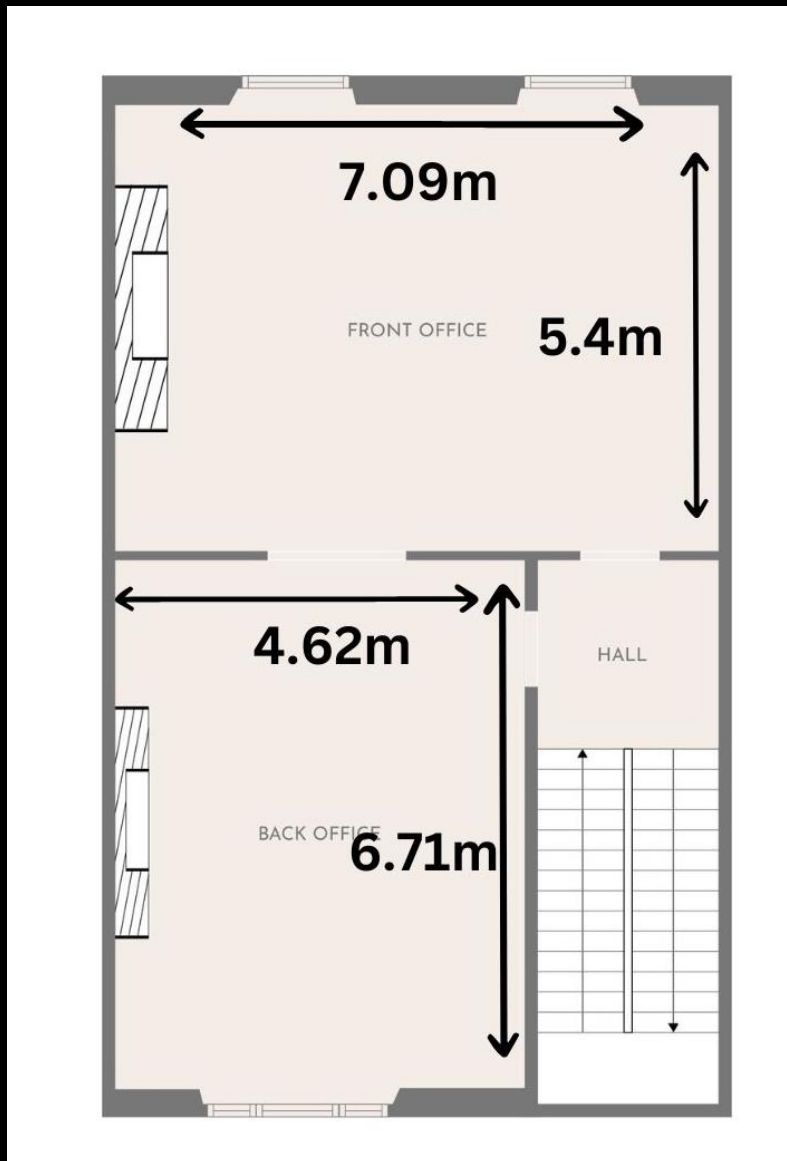
## Images





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## Floorplan



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