

TO LET

HWBC 

Prominent Period Office Building with Secure Car Parking

72 Upper Leeson Street, Dublin 4, D04 XD92

Subject to Contract / Contract Denied



HIGHLIGHTS

- Elegant façade with original period features
- Bright and spacious office accommodation
- Flexible layout suitable for various occupier needs
- Shower and canteen facilities
- Alarm system
- 10 secure car spaces to the front

BER Exempt

TO LET

72 Upper Leeson Street, Dublin 4, D04 XD92



LOCATION

No. 72 occupies a prominent position on the west side of Upper Leeson Street, adjacent to the junctions of Wellington Place and Waterloo Road. This established and prestigious area is primarily commercial and residential in character, with a wide range of amenities and facilities within walking distance. The City Centre, Donnybrook Village, Baggot Street and Ballsbridge are within close proximity and the area is well- served by a Quality Bus Corridor and Aircoach service.

DESCRIPTION

An attractive mid-terraced period office providing a mix of open-plan and private office accommodation over three storeys including a reception area and impressive boardroom. Fit out includes the provision of intruder alarm and kitchen facilities. The property also benefits from a private garden to the rear. There are 10 car parking spaces to the front of the property.

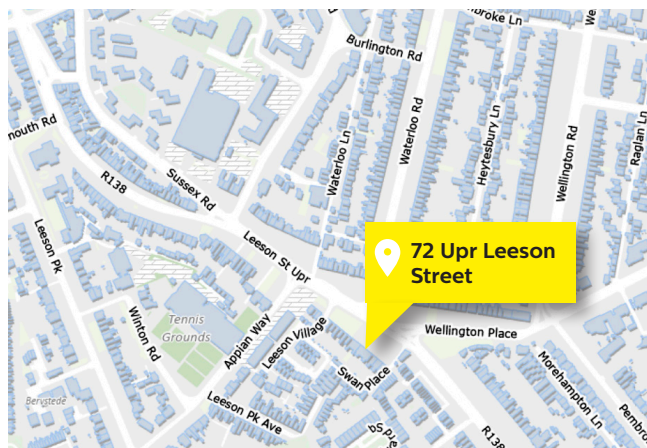
ACCOMMODATION

We understand the net internal area of the unit is as follows:

Floor	SQ M (NIA)	SQ FT (NIA)
Entire	205	2,202

All intending purchasers/tenants are specifically advised to verify the floor/ site areas and undertake their own due diligence.

LOCATION MAP



LOCAL AUTHORITY RATES

Commercial rates: €10,208.40 for 2025.

EASE TERM

The property is available with a quoting rent of €37.50 psf/€2,500 per car space on new flexible lease terms

BER

Exempt.

FOR FURTHER INFORMATION



Kieran Curtin
Chartered Surveyor

T +353 87 975 2460
E kcurtin@hwbc.ie

VIEWING

Strictly by appointment with the sole agent
HWBC Chartered Surveyors.

Disclaimer: HWBC Limited (PSRA Licence No 002098) t/a HWBC for themselves and for the vendors or lessors of this property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, areas, uses, images, references to condition, access and necessary permission for use and occupation, and all other details are given in good faith and are believed to be correct, however they are not warranted, and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, undertaking their own due-diligence into all aspects of the property at their own expense. (iii) Neither HWBC nor any person in the employment of HWBC has any authority to make or give any representation or warranty whatever (whether express or implied) in relation to this property. (iv) Neither HWBC nor any person in the employment of HWBC nor the vendor nor lessor shall be liable to any intending purchasers or lessees or any party for any loss or damage (whether foreseeable or not) howsoever arising directly or indirectly from any use of or reliance on the details and information set out in this particulars/brochure or otherwise in connection with same. (v) The details and information contained in this particulars/brochure are not and do not purport to be a comprehensive presentation of all matters relevant to the property and are subject to change without notice or liability to any intending purchasers or lessees or any party with access to same.

Note: Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the intending purchasers or lessees shall be liable for any VAT arising. This brochure is issued by HWBC on the understanding that all negotiations relating to the property are conducted through it.



HWBC
80 Harcourt Street, Dublin 2
D02 F449, Ireland

T 353 1 77 50 500
E info@hwbc.ie
W hwbc.ie