

**BROWNE
CORRIGAN**

CHARTERED SURVEYORS

PSRA no: 002734

TO LET

PRIME CITY CENTRE OFFICES
FLOORS FROM C.287 SQ M – C.1,872 SQ M

86-88 LOWER LEESON STREET, DUBLIN 2



PRISTINE MODERN OFFICES IN HEART OF
DUBLIN'S CENTRAL BUSINESS DISTRICT

Refurbished, modern, 3rd Generation office building located just c.100 metres from St Stephen's Green, Dublin 2.

Entire building extends to c.1,872 sq.m (c. 20,149 sq.ft.) N.I.A. and 28 car spaces.

Individual floors range from c. 287 sq m (c. 3089 sq ft) to c. 402 sq m (c. 4,327 sq ft) N.I.A.

High quality specification to include raised access floors, suspended ceilings, new a/c system, new kitchen and WC/shower facilities.

Best location, just c. 300 metres to Grafton Street, c. 300 metres to LUAS at St Stephen's Green, c.100 metres to Conrad Hotel and National Concert Hall. Ample retail and recreational facilities in immediate area.



Shelbourne Hotel, St, Stephen's Green



National Concert Hall, Earsford Terrace



Grafton Street



Luas

LOCATION

86-88 Leeson Street Lower is located at the south east corner of St. Stephen's Green, in the heart of the Dublin 2 CBD. The immediate area is the core of Dublin's CBD, in close proximity to the prime retail area of Grafton Street and St. Stephen's Green Shopping Centre, the Shelbourne Hotel, the Conrad Hotel and a wide range of well-known bars, restaurants and amenities.

The area is well serviced by public transport with DART, LUAS Green Line and numerous bus routes serving all areas of Dublin. Other occupiers in the immediate area include Aviva, KPMG, Arthur Cox, Irish Medicines Board and numerous government departments.

DESCRIPTION

86-88 Lower Leeson Street comprises a modern 5 storey, newly refurbished office building extending to c 1,872 sq m (c 20,149 sq ft). There are 28 car spaces to the rear of the property accessed via Stable Lane.

The property was constructed in the early 1980s, of concrete walls and floors, with a Georgian-style façade. The building has just been refurbished to the highest standard and is now available to let to one tenant, or as individual floor plates. In addition, there is a generous car parking allocation of 28 spaces.

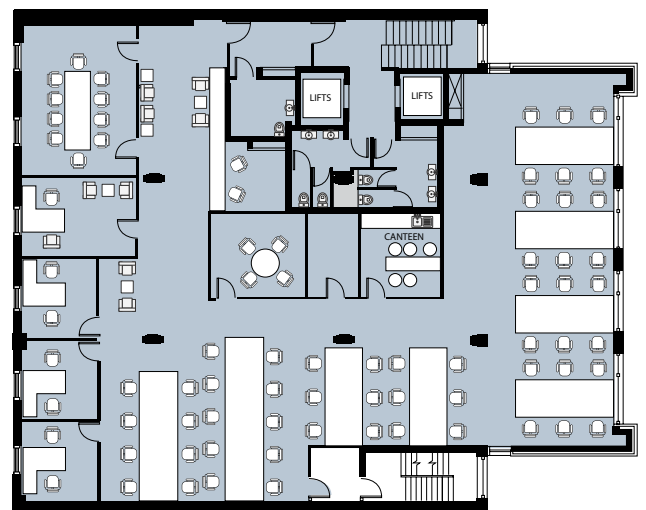
ACCOMMODATION:

Net Internal Floor Areas as estimated as follows:-

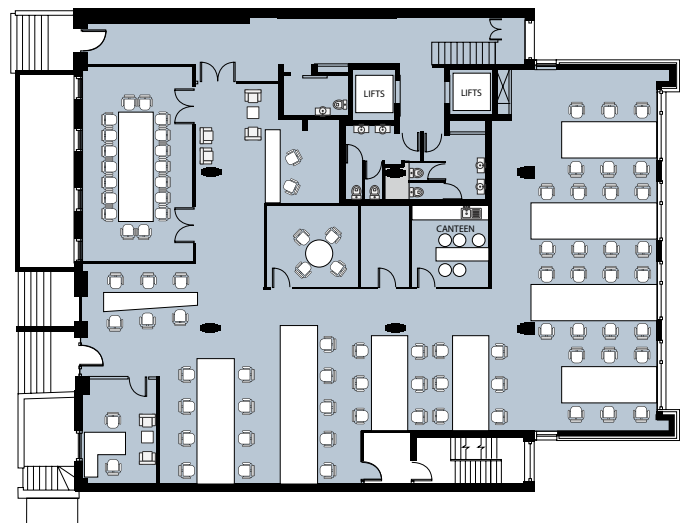
Ground Floor	c. 379 sq m
First Floor	c. 402 sq m
2nd Floor	c. 402 sq m
3rd floor	c. 402 sq m
4th Floor	c. 287 sq m
Total	c. 1,872 sq m

Intending Tenants are specifically requested to satisfy themselves as to the accuracy of the above measurements

FLOOR PLANS



Typical Floor Plan - Upper Levels



Ground Floor Plan

Floor plans not to scale.
Layout shown for illustrative purposes only

LOCATION



PROPOSED MECHANICAL SPECIFICATION

- Raised Access Floors with floor boxes wired for power
- Suspended ceiling tiles with recessed light fittings
- New FCU Air Conditioning throughout
- Mechanically supplied fresh air
- Centrally distributed domestic water services
- Two 8 person lifts serving all floors

PROPOSED ELECTRICAL SPECIFICATION:

- Energy efficient LED 600 x 600 modular light fittings in Tennant Office Spaces.
- LED lighting externally, and internally in circulation spaces, basement car-park, cores and reception. LED technology results in 30-35% reduction in electrical energy usage. Expected lamp life is 50,000-hours, compared to T5 lamps that require replacement and disposal (WEEE Directive 2006) after 12,000-hours
- Automatic daylight lighting control (automatic dimming) c/w combined PIR detection. Intelligent lighting controls in an office environment realise electrical energy savings as well as increasing the occupants exposure to natural daylight – thereby promoting a healthier work environment
- Power factor correction on main electrical boards, correcting the power factor to 0.95
- Low-energy blade-type warm-air hand-driers will be provided in all toilet areas.
- Machine-room-less gear-less electric traction passenger lifts c/w full collective control and traffic prediction software. A regenerative converter can also be fitted to redistribute power into the building electrical infrastructure
- Under floor bus bar system for LV power distribution. This allows maximum flexibility for tenants for general arrangement alterations.
- Main LV distribution board located at ground floor. This will house the metering for all tenants and landlord plant. We are currently investigating with ESB the availability of the existing sub stations on the site.

TERMS

New leases are on offer. Terms are available upon request.

BER: Available on application

FURTHER INFORMATION

To obtain further information or to arrange a viewing please contact:-

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