Mervyn Feely & Associates Chartered Surveyors, Estate Agents & Valuers

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

OFFICE For Sale or To Let

Unit 1 Harmony Court, Harmony Row, Dublin 2



- Lower Ground Floor Office 294.5sqm (3,170sqft)
- Price/Rent on Application
- Partly Fitted Out.
- Vacant Possession.
- 2 Car Park Spaces.
- Close to Grafton Street, Dart and Luas.
- Suit Investors, Occupiers, Tenants.

Mervyn Feely & Associates Chartered Surveyors, Estate Agents & Valuers

LOCATION

Harmony Court is a modern office development on Harmony Row, a prime location on the south side of Lower Grand Canal Street just off Hogan Place and only 350 metres from Merrion Square and walking distance from IFSC & Grafton Street. Neighbouring occupiers including leading technology and financial companies Stripe, Twitter, Meta and Google.

Harmony Court is well serviced by all Dublin City's public transport links at Dublin Pearse Station with Dart, Dublin Bus and Luas Light Rail Systems.

DESCRIPTION

Constructed in 2005, Harmony Court was designed by Henry J Lyons Architects. A curved glazed facade fronts onto Harmony Row, Dublin 2, with a landscaped paved courtyard leading to the entrance of the building. A large foyer is shared amongst the occupiers of Harmony Court which benefits from a concierge desk.

Upon entering the office suite located on the lower ground floor, there is a reception area which provides access to a boardroom, a meeting room and a large open plan office area. The office specification includes air conditioning, Cat 5 cabling, kitchen facilities, disabled, male & female toilet facilities and a shower room. Large feature windows provide abundant natural light.

This modern office space extends to approximately NIA 294.5sq.m. (3,170sq.ft.)

There are two secure basement car spaces included in the sale.









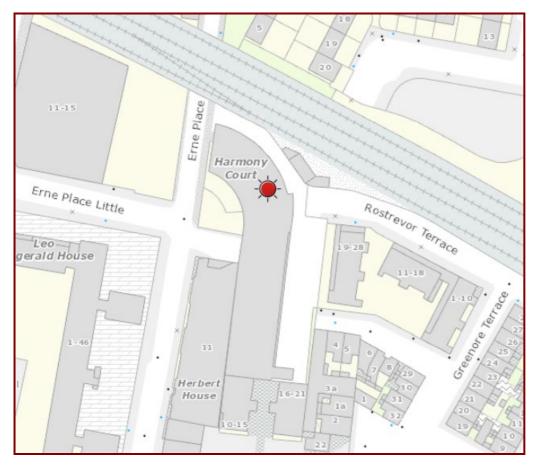
- *Modern high specification building with raised access floors.
- *Suspended ceilings
- *Large feature windows
- *Kitchen facilities
- *Toilets & Shower room
- *Cat 5 cabling
- *Air conditioning
- *Passenger lifts
- *Fob access system
- *2 basement car spaces.







LOCATION PLAN:



Tenure: Long Leasehold.

Price/Rent: On Application

VAT: The sale or lease are subject to VAT

Rates 2023: €22,986.60

Service Charge 2023: €15,451

BER: D1 BER No. 800919458

Solicitor: Liston & Company, Argyle House, Morehampton Road, Dublin 4.

Viewing: Strictly by Appointment – Contact Mervyn Feely 086 8117587

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

DISCLAIMER The Agents for themselves and for the Vendors or Lessors of the property whose agents they are given notice that: i) these particulars are given, without responsibility of the Vendors or Lessors, as a general outline only, for the guidance of prospective purchasers or tenants, and do not consitute the whole or any part of an offer or contact; ii) cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchases or tenants should not rely on them as statements or representation of fact but must satisfy themselves on inspection or otherwise as to the accuracy of each of them; iii) no employee of the Agents has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation the property; iv) VAT may be payable on the purchase price and/or nert, all figures are quoted exclusive of VAT, intending purchasers must satisfy themselves as to the applicable VAT position, if necessary by

