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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.**

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.

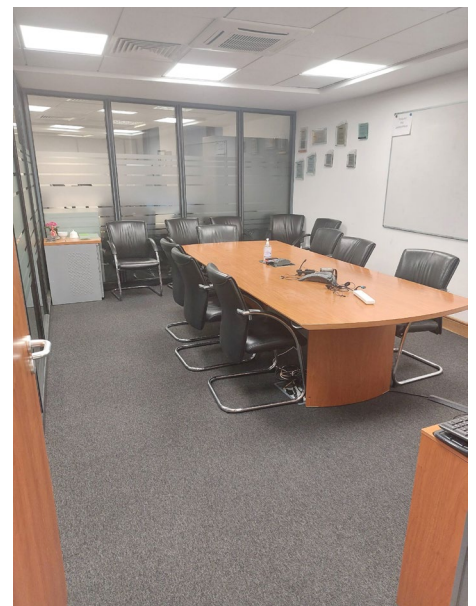
DESCRIPTION

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.

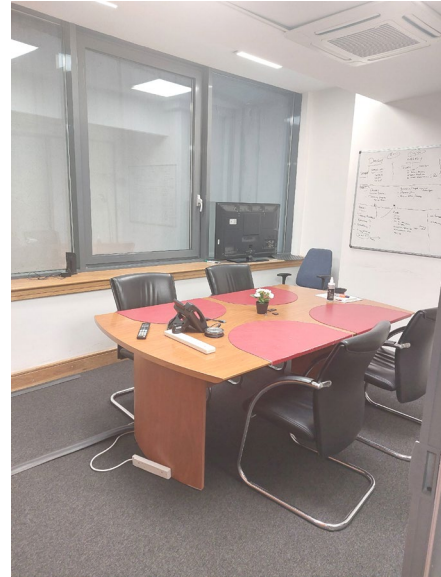
This modern office space extends to approximately NIA 294.5sq.m. (3,170sq.ft.)

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



SPECIFICATION:

- *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.



FLOOR PLAN: (Not to scale)

