

8 HARCOURT

HARCOURT CENTRE, DUBLIN 2

FITTED OFFICES TO LET

8 Harcourt is a prime office building that sits at the heart of the Central Business District





Offering exceptional new fully fitted workspaces, the offices are designed and delivered to meet the highest standards expected by occupiers.

The First and Penthouse levels provide occupiers with premium office space fitted to the very highest standard, furnished and laid out to provide meeting rooms, open plan office space, cellular offices and kitchen/canteen facilities. The Penthouse floor includes an outdoor terrace running the entire north elevation of the building offering exceptional city views.

The building has undergone a significant upgrade to include upgraded and an enhanced arrival and reception area, lobbies and bathroom facilities.





Building Highlights



Premium Fully Fitted and Furnished Offices
at Penthouse and First Floor Level



First Floor - 5,075 sq. ft.
Penthouse - 3,797 sq. ft.
Upper Ground Floor RHS - 780 sq. ft.
Upper Ground Floor LHS - 960 sq. ft.
Available immediately



Fully furnished workplaces
fitted out to include cellular offices, meeting rooms, canteen, breakout spaces, storage lockers



High Quality End of Trip Facilities
to include showers, changing facilities and bike parking



Upgraded and Enhanced
Arrival, Reception, Bathroom Facilities and Common Areas



Penthouse Floor With Vast
Expansive Outdoor Terrace



Unrivalled Location
Core Dublin 2

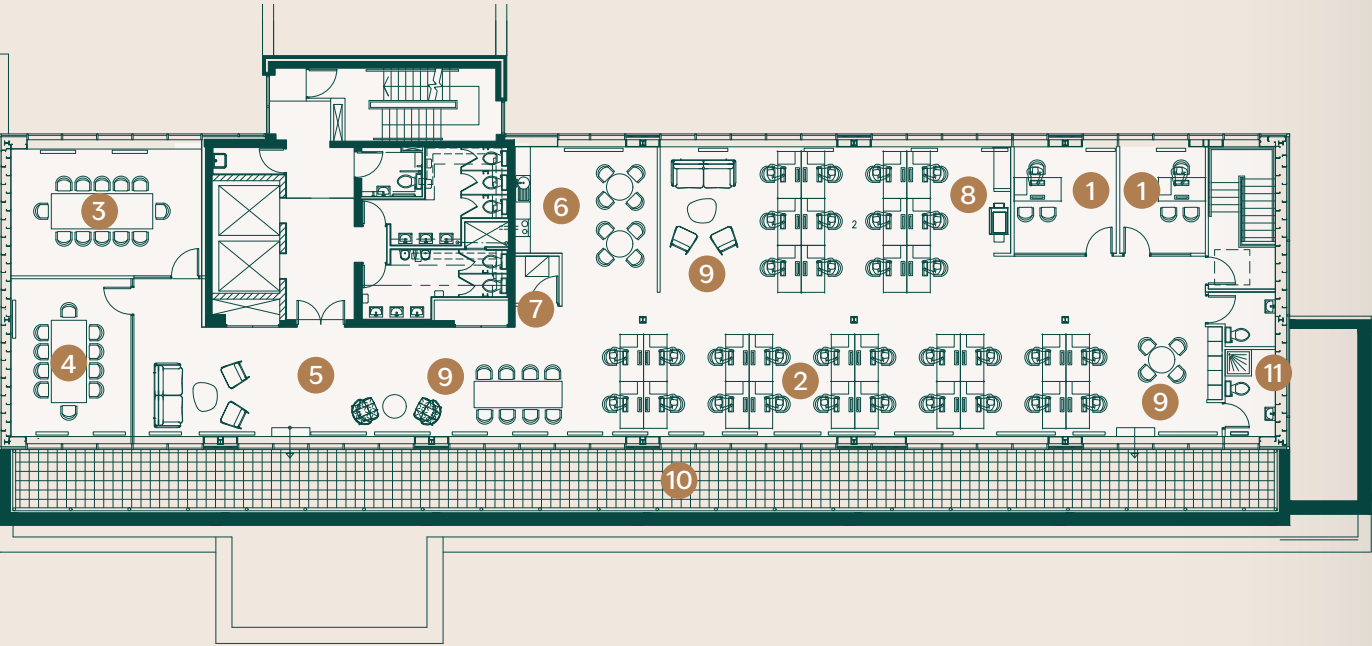


Car Parking Available
Secure underground car park

Floor Plans

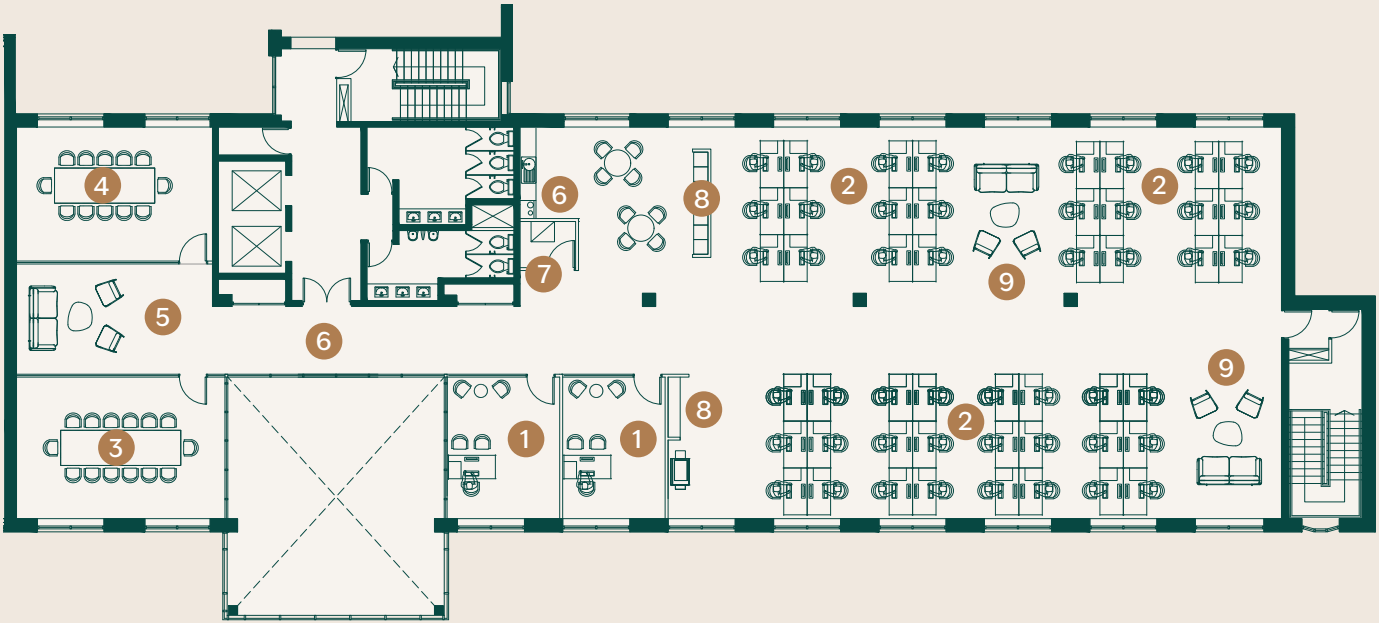
The available floors can accommodate 5,075 sq. ft. and 3,717 sq. ft. of fully fitted accommodation to the First and Penthouse levels respectively within the building in addition to approx. 1,740 sq. ft. on the upper ground floor.

6th Floor Fitout
347 sq.m / 3,797 sq.ft



- 1 2 Private Offices
- 2 32 Open Plan Desks
- 3 1x 12-Person Meeting Room
- 4 1x 10-Person Meeting Room
- 5 Arrival Space
- 6 Canteen
- 7 Comms Room
- 8 Print Area & Storage
- 9 Break Out Spaces
- 10 Terrace
- 11 Private Shower

1st Floor Fitout
471 sq.m / 5,075 sq.ft



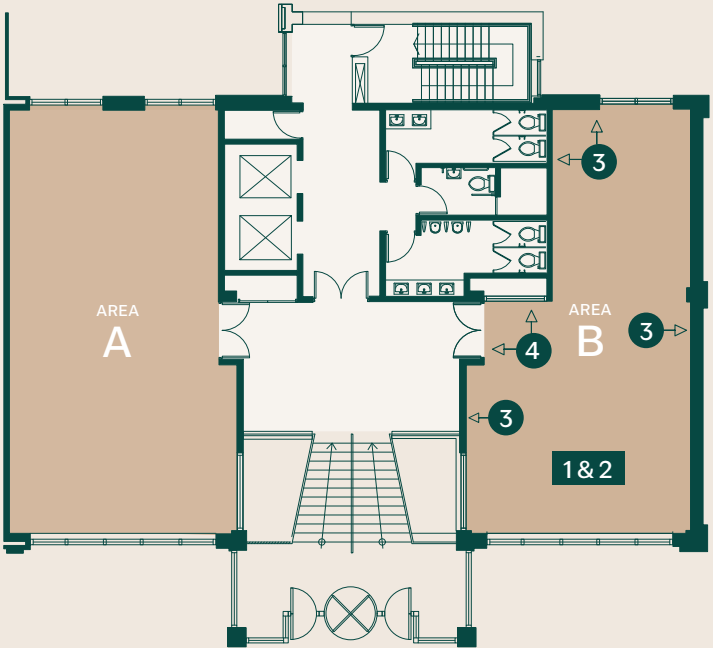
- 1 2 Private Offices
- 2 48 Open Plan Desks
- 3 1x 14-Person Meeting Room
- 4 1x 12-Person Meeting Room
- 5 Arrival Space
- 6 Canteen
- 7 Comms Room
- 8 Print Area & Storage
- 9 Break Out Spaces

BER A

Upper Ground Floor
Area A - 89 sq.m / 960 sq.ft
Area B - 72 sq.m / 780 sq.ft

- 1 New Carpet Finish to office
- 2 New Metal ceiling tile
- 3 New Paint finish to walls
- 4 New Paint finish to existing doors

BER A



An address that speaks for itself

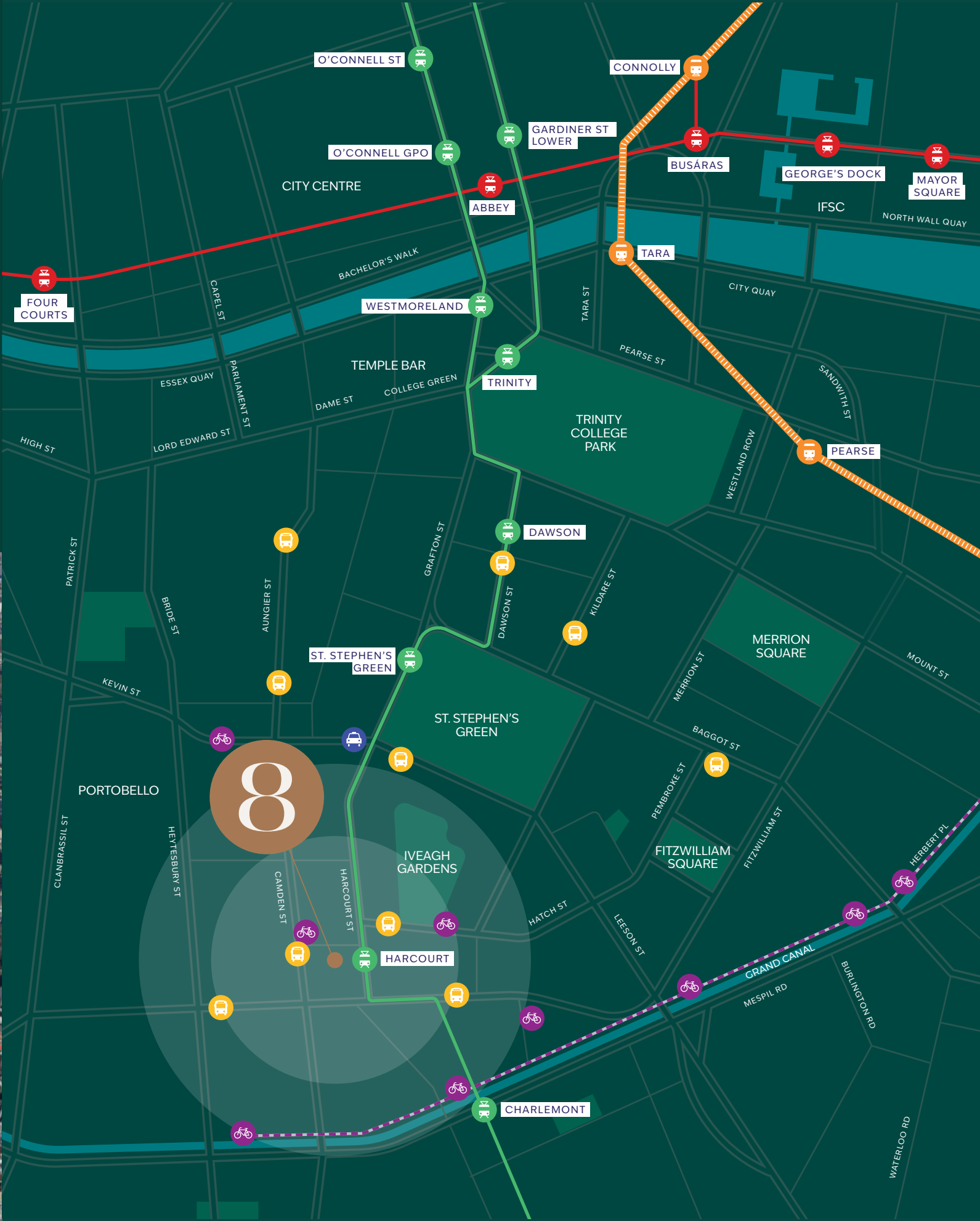
With immediate access to the Green Line LUAS at Harcourt Street Luas Stop and within walking distance of St. Stephen's Green, the location offers exceptional connectivity to all transport links.

IN GOOD COMPANY

Occupiers will benefit from an exceptional range of cafés, restaurants and retail offerings within immediate access to the vibrant areas of Camden Street or Harcourt Street. Nearby amenities in the Vaults include Tir Deli, Pret A Manger, Platinum Pilates and Zambrero, together with a wide variety of dining and convenience options serving the area.

Amenities close-by on Camden Street include a variety of restuarats, bars and other offerings such as Mister S, Masa, Pickle, Delahunt, Sprout and Devitts to name a few.

	Luas Green Line	1 min walk
	Luas Red Line	10 min commute
	Dublin Bus	1 min walk
	Dublin Bikes	On your doorstep
	Irish Rail & DART	15 min walk
	Taxi Rank	2 min walk



Letting

New Lease Available Directly
From The Landlord.

BER



Letting Agents



PSRA No. 001266

20-21 Upper Pembroke Street,
Dublin 2,
D02 V449

www.knightfrank.ie



PSP Licence No: 002273

Styne House,
Upper Hatch Street,
Dublin 2,
D02 DY27

www.jll.ie

Developer



CLANCOURT

www.clancourt.ie

www.8harcourt.com

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