

FOR SALE BY PRIVATE TREATY

72 Leeson Street Lower

Dublin 2

Prime Georgian Office Investment

TENANT NOT AFFECTED

BER EXEMPT

Guide Price	Passing Rent	Net Initial Yield	Capital Value	WAULT
€1,900,000	€120,000	c. 5.74%	€570 psf	9.7 years
Freehold, tenant not affected	Per annum, fully let	After purchaser's costs of 9.96%	On 3,336 sq ft NIA	To expiry, 4.7 years to break

01 — INVESTMENT SUMMARY

A Fully Let Georgian Office *on Leeson Street*

Prime Georgian Office
Four-storey period building, fully renovated in 2019

Fully Let at €120,000 p.a.
To Michael Boylan Litigation Law Firm

Approx. 3,336 sq ft NIA
310 sq m over five floors, with independent lower ground access

Full Repairing and Insuring Lease
New 10-year term from July 2026, expiring July 2036

Prime Dublin 2 Location
c. 300m from St Stephen's Green and 200m from Fitzwilliam Square

Tenant Not Affected



A Prime Dublin 2 *Office Address*

Between St Stephen's Green and Ballsbridge, in the heart of Dublin's Georgian business district.

300m St Stephen's Green

200m Fitzwilliam Square

10 min Harcourt Luas

5 min Numerous bus routes

1.4km Pearse Station

3 Dublin Bikes stations

NEIGHBOURS

Arthur Cox · Eversheds Sutherland · KKR

HOSPITALITY

House · Suesey Street · Hartigan's · The Conrad









A Period Office, *Fully Renovated*

Reception and feature boardroom at ground floor, open plan and cellular offices above, and open plan lower ground with its own street entrance.

2019
Full renovation

5
Floors incl. lower ground

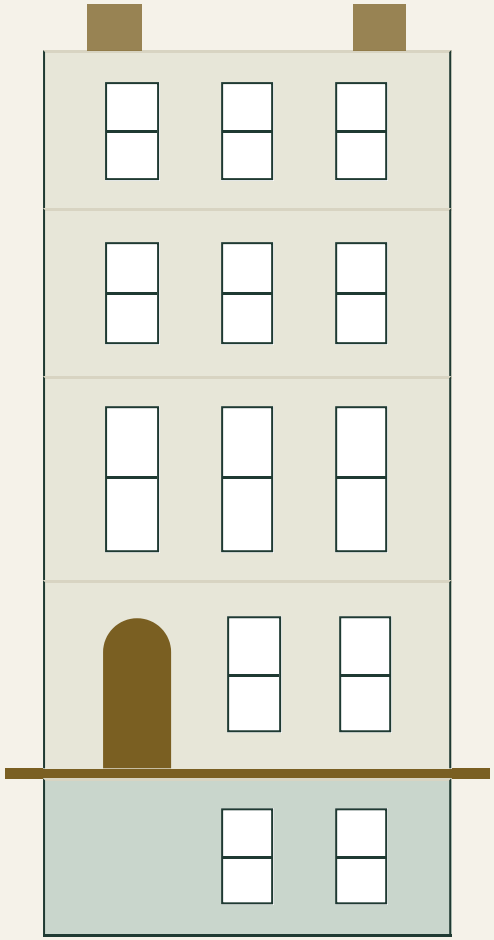
3,336
sq ft NIA

2
Showers, plus kitchenettes

- Coving and Cornicing
- Sash Windows
- Period Fireplaces
- Timber Flooring
- Feature Boardroom
- Own Street Entrance

04 — ACCOMMODATION

3,336 sq ft Over *Five Floors*



	SQ FT	SQ M
3rd Floor	614	57
2nd Floor	581	54
1st Floor	786	73
Ground Floor	645	60
Basement	709	66
Total Net Internal Area	3,336	310

Areas in sq ft and sq m (NIA). Intending purchasers are advised to carry out their own due diligence in relation to the building measurements.

05 — TENANCY SCHEDULE

Fully Let to 2036

€120,000 per annum

TENANT	Michael Boylan Litigation Law Firm
ACCOMMODATION	Entire building
LEASE TYPE	Full repairing and insuring
LEASE START	06/07/2026
BREAK OPTION	06/07/2031
EXPIRY	05/07/2036

2026 START — 2031 BREAK — 2036 EXPIRY

9.7 yrs
WAULT to expiry

4.7 yrs
WAULT to break

As at November 2026





GALLERY

Inside 72 Leeson Street

Period character, fully renovated in 2019, across five floors with a private rear garden.











FURTHER INFORMATION

Guide Price

€1,900,000

TITLE	We understand that the property is held by way of freehold title.
RATES	Commercial rates of €11,299.90 per annum.
BER	BER EXEMPT
VIEWING	Strictly and only by appointment through the sole selling agents, Colliers.
DATAROOM	72 Leeson Street Lower

CONTACT THE AGENTS

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