Colliers

70

LOWER LEESON STREET

HIGHLIGHTS

- Georgian building with two bed apartment and parking
- Entire extends to approx. 5,591 sq. ft.
- Excellent City Centre Location
- Private central courtyard
- For Sale with vacant possession
- Suitable for office, residential, educational and medical use (SPP)





DESCRIPTION

70 Leeson Street together with the 2-bed apartment to the rear are both vacant having previously been in office use. The property retains authentic decorative features including fireplaces, original doors and sliding sash windows. A private central courtyard provides a connection from the main Georgian building to the mews, providing natural light and outdoor breakout space. The sale includes one secure off-street parking space, accessed via Leeson Close.

The property's flexible layout and prestigious Dublin 2 address make it suitable for a variety of uses, including a corporate headquarters, embassy, family office, residential accommodation, educational facility, or medical practice, subject to planning permission.

ACCOMMODATION SCHEDULE

Section	Sq. ft. (NIA)	Sq. m. (NIA)
Main Building	4,918	457
Ground Floor mews apartment	673	63
Total Net Internal Area	**5,591**	**520**

All floor areas are approximate and are provided for guidance purposes only. Interested parties are expressly advised to satisfy themselves as to the accuracy of all measurements independently.

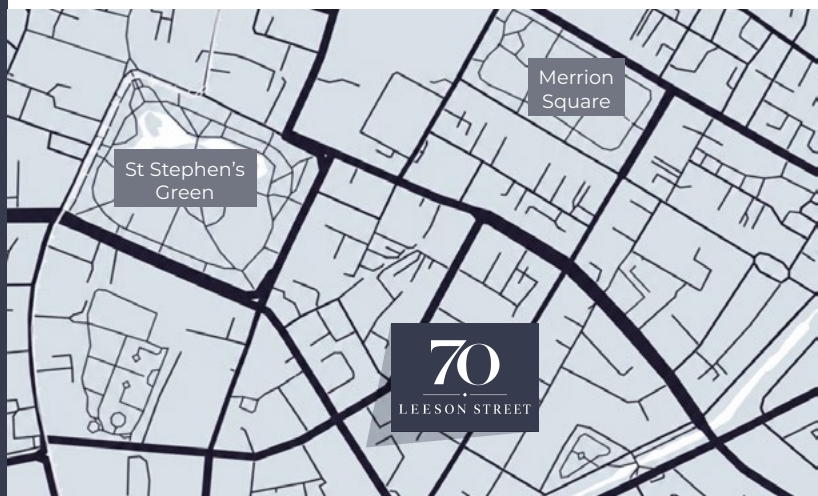
LOCATION

70 Lower Leeson Street occupies a prominent and highly sought-after position in Dublin 2, close to the junction of Lower Leeson Street and Pembroke Street Upper.

The property is situated within walking distance of St. Stephen's Green, Fitzwilliam Square and Merrion Square, placing occupiers at the heart of Dublin's premier business district alongside a range of international corporate headquarters, embassies and leading professional services firms. Nearby occupiers include LinkedIn, Deloitte, Arthur Cox, EY and Stripe.

The surrounding area offers an exceptional range of amenities, including renowned restaurants, cafés, hotels, bars and retail outlets along Leeson Street, Baggot Street and the wider Georgian core of Dublin city centre.

The property is exceptionally well connected by public transport, with the Luas Green Line at St. Stephen's Green approximately a 7-minute walk away. Pearse Station and Grand Canal Dock DART Station are both within easy reach, while numerous Dublin Bus routes provide direct access to all major city and suburban destinations.

















TITLE
We are advised that the property is held Freehold

BER
BER EXEMPT

BER C

VIEWINGS
Strictly by appointment with sole selling agents Colliers.

PRICE
€2,150,000

ZONING
The properties are zoned Z8 - Georgian Conservation Areas under the Dublin City Development Plan 2022-2028.

PERMISSIBLE USES
Assisted living/retirement home, bed and breakfast, café/ tearoom, childcare facility, cultural/ recreational building and uses, education, embassy residential, embassy office, homebased economic activity, hostel (tourist), hotel, live-work units, medical and related consultants, office, open space, residential, restaurant.

CONTACT:

Colliers

COLLIERS
Hambleden House,
19-26 Lower
Pembroke Street
Dublin 2
+353 1 633 3700
PSRA: 001223

JOE BREWER
+353 87 037 5718
Joe.brewer@colliers.com

HARRY MURPHY
+353 87 053 8726
Harry.murphy@colliers.com

Colliers Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Colliers nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Colliers nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Colliers on the understanding that any negotiations relating to the property are conducted through it.