3 HARMONY COURT

DUBLIN 2
Harmony Court is an impressive six storey over basement modern office building.

Constructed in 2005, Harmony Court was designed by Henry J Lyons Architects. A curved glazed façade 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 ground floor, there is a large reception area which provides access to a boardroom, a large meeting room, four private offices and a large open plan office area. The office specification includes air conditioning, Cat 5 cabling, compactus storage units, kitchen facilities, male and female toilet facilities. Large feature windows provide natural light to all areas. There is access to a feature common landscaped area through the rear of the property. There are three secure basement car spaces accessed via Harmony Row.

### Accommodation

<table>
<thead>
<tr>
<th>Office</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GIA</td>
<td>362</td>
<td>3,788</td>
</tr>
<tr>
<td>Total NIA</td>
<td>316</td>
<td>3,405</td>
</tr>
<tr>
<td>Car Parking</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>
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.

3,788 GIA (3,405 NA) of Modern Office Space
3 secure underground parking spaces
350m to Merrion Square
7 minute walk to Grand Canal Dock
10 minute walk to Grand Canal Dock Dart Station
15 minute walk to Green Luas Stop at Trinity
DublinBike Station within 3 minute walk
Wide variety of local amenities incl. award winning coffee shops

FOR SALE - GROUND FLOOR, 3 HARMONY COURT

DUBLIN 2

Neighbouring Occupiers
1. DKC
2. Stripe Dublin
3. BT Communications Ireland Ltd
4. Zalando Ireland Ltd
5. National Treasury Management Agency
6. Accenture
7. Teekhable Limited
8. Accenture
9. National Asset Management Agency
10. Perrigo
11. McCann FitzGerald
12. BNY Mellon
13. Beauchampas
14. Dublin Passport Office
15. European Commission Representation In Ireland
16. Twitter
17. KBC Bank
18. Facebook
19. Google

Amenities
20. 3fe
21. The Art of Coffee
22. The Square Ball
23. Musashi Hogan PL Noodle & Sushi bar
24. Probus Wines
25. Lolly And Cooks
26. The Pig And Heifer
27. Staple Foods
28. KC Peaches Catering & Café Pearse Street
29. Andy Kenny Fitness LTD
30. Educogym Dublin Docklands
31. FLYFit Macken Street
32. Becky Morgan's
An exciting opportunity to acquire an excellent quality office suite in a prime city centre location.

Dublin Office Market

The building is well connected to both transport and amenities and would appeal to business in every sector. Dublin’s office market continues to enjoy the support of a rapidly expanding Irish economy. Strong and sustained jobs growth has brought unemployment down to 5.4% in September, its lowest rate for a decade. This jobs creation is the fundamental driver of increased demand for office space in Dublin.

There has now been a sustained period of strong take-up which culminated with 2018 recording the largest ever amount of take-up in a calendar year at 3.73 million sq ft. (see graph below). Of this approx. 1.4m sq ft of take up or 38% of all lettings was within Dublin 2.

Despite sustained levels of historically high take-up, we are importantly replenishing demand which is an indicator to the current depth of demand in the Dublin office market. Total unfulfilled demand is currently aggregated just above 5.5 million sq ft, the majority of demand tends to be CBD focused. 63% of current live requirements have included D2 within their search (see graph below).

Core Location Preferences

<table>
<thead>
<tr>
<th>Core Location</th>
<th>Active Office Requirements November 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2</td>
<td>350,000 sq. ft.</td>
</tr>
<tr>
<td>D1</td>
<td>300,000 sq. ft.</td>
</tr>
<tr>
<td>D4</td>
<td>250,000 sq. ft.</td>
</tr>
<tr>
<td>D2&amp;D4</td>
<td>200,000 sq. ft.</td>
</tr>
<tr>
<td>D1, D2 &amp; D4</td>
<td>150,000 sq. ft.</td>
</tr>
<tr>
<td>D1, D2 &amp; D4</td>
<td>100,000 sq. ft.</td>
</tr>
</tbody>
</table>

Rates

The rates for the property is €20,717

Service Charge

The 2018 service charge for the property is €14,697

Inspections

All inspections are strictly by appointment through Savills

Price

On application

Title

Long Leasehold

BER

D1

Speciﬁcations

- Raised access ﬂoors
- Air conditioning
- Cat 5 cabling
- Reception area
- Kitchenette
- Floor to ceiling glazed elevations
- Car parking
- Male and Female toilet facilities

For further information or to arrange a viewing please contact:

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