



GRAFTER

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Welcome to the World of Grafter

where work & life exist together in harmony.

Welcome to the world of Grafter, where you'll find everything you need for a productive, fulfilling and enjoyable day.

We seek to bridge the gap between work and enjoyment, with a portfolio of outstanding, design-led workspaces in vibrant locations. Simply arrive and experience a workday unlike any other. Our state-of-the-art IT facilities will connect you to clients and colleagues around the globe in a matter of seconds. Dedicated breakout and lounge space is designed to foster creative solutions and conversations.

We cater to a new way of working, where work and life are not mutually exclusive, but mutually beneficial. Let our on-site concierge team handle everything from greeting you at the door to booking cocktails or a delicious meal with clients at one of our partner venues. Grafter is more than an office; it's a place for relaxation, creativity, productivity and connection – all under one opulent roof.



Our Houses

Your new HQ -
Smart, Professional,
State-of-the-art



SMYTH HOUSE

6-7 St. Stephen's Green, Dublin 2,
D02 X827, Ireland



LEESON HOUSE

41 Leeson Street Lower, Dublin 2,
D02 R968, Ireland



ELY HOUSE

10 Ely Place, Dublin 2, D02 HR98,
Ireland



THE LOFTS AT PLEASANT HOUSE

41A Pleasants Street, Dublin 8,
D08 X5V2, Ireland

We span thriving cities and have chosen our buildings for their second-to-none locations and mature, period architecture.

Inside, you'll find a totally transformed and refurbished space, with every amenity for the modern workday; comfortable lounge space for creative collaboration, fully-stocked kitchens, and impressive meeting rooms and offices set in environments sure to inspire your best work.

With a Graftier membership, you're free to move across the entirety of our portfolio. Whether you base yourself in Dublin, London or further afield, you'll be greeted in comfort and style, no matter where you land.



BEDFORD HOUSE

23 Bedford Square, London, WC1B
3HH, UK



MAYFAIR HOUSE

51 Berkley Square, London, W1J
5BB, UK



TOM'S HOUSE

11A Fitzwilliam Street Lower, Dublin
2, D02 HW11, Ireland



Smyth House

In the heart of Dublin, Smyth House is an Irish landmark building, bringing a blend of luxury private office suites, creative shared workspace, retail, barista café lounge and more to the Irish market for the first time. With a total of nearly 27,000 sqft, Smyth House is designed to create an inspiring environment for your best work.

An outstanding example of period architecture directly facing St. Stephen's Green, inside Smyth House are six-floors of fully-modernized, beautifully designed office accommodation. We know well-being is the cornerstone of a productive, enjoyable day. In Smyth House, you'll find bike store and showers with toiletries for a healthier, more environmentally-friendly commute to work, plus plenty of live greenery to facilitate fresh thinking.

Smyth House is a home for collaboration, with meeting rooms, breakout areas and comfortable lounge space throughout – host a breakfast briefing with key stakeholders in this one-of-a-kind central location, or meet with colleagues for a casual catch-up over a flat white. Whether your team is based in Dublin or across the globe, Smyth House provides an ideal base, fully equipped with high-spec IT facilities, video conferencing and stunning conference space.

Our concierge offering is what sets Graftier apart. Let us take care of booking offsites, team building evenings or hotel stays for out-of-town clientele, with member discounts across the whole of our partner hospitality portfolio. Our on-site support is available to you for whatever you need for your most successful day.

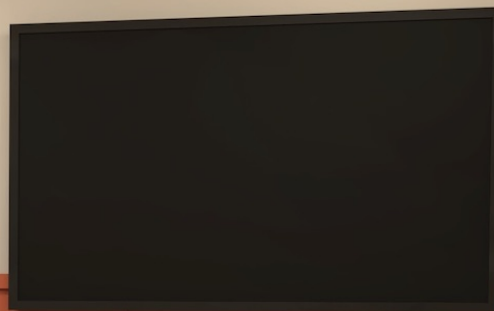


6-7 ST. STEPHEN'S GREEN,
DUBLIN 2, D02 X827













Location

Situated on this historic, landmark site, Smyth House is a second-to-none base for your business in Dublin City Centre. Smyth House boasts one of the best locations in Ireland, a short stroll from everything the city has to offer. Dublin is a vibrant, exciting global hub, known for its exquisite dining, theatre, culture and entertainment. And all of it is on your doorstep at Smyth House.

Commute in easily by Dublin Bus, LUAS, DART or bike, and take time from the day to enjoy a peaceful stroll through St. Stephen's Green, located directly across the street.

From nearby Grafton Street (a 2-minute walk from the Smyth House front doors), you'll find endless choices for dining, entertainment and shopping. Go from a breakfast meeting at Balfe's to lunch at the Ivy and finish the day with casual drinks on Fade Street – settling in as it suits for meetings, calls or focused work in Smyth House. Whatever you need across the whole of Dublin City is at hand from the supremely located Smyth House.

We understand that some businesses may work between home and the office, some need to be in an office environment five days a week, whilst others simply need a company hub for the new hybrid way of working. We are here to support whatever your business requires - no ask is too big or too small.



LUAS

3-minute walk to Stephen's Green Station providing access across the city.



DUBLIN BIKES

Four bike stations are within easy reach around St. Stephen's Green, at York St East, Stephen's Green South, Newman House and Stephen's Green East.



TRAIN

Pearse Street station is within easy walking distance, providing access across the whole of Dublin, north and south.



BUS

From nearby Kildare Street, Baggot Street and Dawson Street, Dublin's main bus routes run close by to Smyth House – including the 46A, 39A, 15, 15A, 15B, 25 and more.



AIR COACH

Enjoy quick transport in under 30 minutes to and from Dublin Airport on the Aircoach with a stop opposite the Shelbourne (St. Stephen's Green North).





In the neighbourhood

Whether your team is based in Dublin or across the globe, Smyth House provides an ideal home for your business, as the best-known and most prestigious location in Ireland.

Ireland's biggest names in business have chosen to make this prestigious neighbourhood their home; at Smyth House you'll join neighbouring Intercom, Visa, KPMG, Permanent TSB, AerCap and more, just to name a few. With multiple LUAS lines, Dublin Bus routes, DART stations, Aircoach stops and Dublin Bike stations in the vicinity, Smyth House is the best-connected location in Ireland.

From the doorstep of Smyth House, Dublin Airport is a mere 30 minutes away, and just around the corner on Dublin's historic Grafton Street, you'll find the country's best dining, shopping and entertainment.



FIREBOLT

Deloitte.

HEDGESERV



KROLL

VISA

toast

permanent tsb



Community

Connection is at the heart of modern working, which is why we've dedicated 13,000 sqft of the Smyth House floorplate to communal space. Smyth House is a home for collaboration, where you can choose to meet a colleague for coffee in one of our comfortable lounges or take a private phone call in our dedicated phone pods. Our on-site café and retail space gives you more than your average office; we have the space, you choose how to use it.

Gather at Graftier



On-site barista café

Premium on-site retail shop

13,000 sq ft of communal breakout & design-led lounge space

State-of-the-art meeting rooms

Phone booths

Private, bookable phone pods

Fully-stocked kitchenettes on each floor, with complimentary coffee, tea, wine and beer

Bookable hot-desks and shared workspace

Connection

Facilitate smart thinking with our state-of-the-art IT capabilities. Smyth House has been fully refurbished and rewired to facilitate modern working, with dedicated systems that make working at Smyth House a seamless, plug-in experience.



Cat 6 cabling throughout

Acoustic paneling & sound dampening for privacy

Dedicated and controlled A/C in each private office

Dedicated comms rooms on each floor

Fully managed wired & wireless WiFi networks

Every member device guaranteed fair share of bandwidth, ensuring fast, consistent and reliable web browsing, video conferencing and VoIP calls

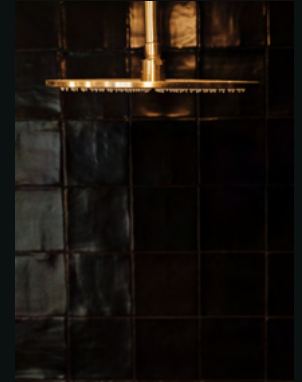
2 enterprise grade, DIA circuits, including automatic transfer to redundancy line to ensure no lack in connectivity



Health & Wellness

We know well-being is the cornerstone of a productive, enjoyable day. In Smyth House, you'll find 40-person secure bike store and showers stocked with Glasson Lakehouse toiletries for a healthier, more environmentally-friendly commute to work, plus plenty of live greenery to facilitate fresh thinking.

Each dedicated desk is hi-lo enabled with Bluetooth technology and our ergonomic chairs are the ultimate in comfort and performance during the workday. Smyth House is designed for movement and flow; enjoy an excess of beautifully-designed communal breakout space throughout the building.



Amenities & Services



On-site Support Team

Here to help balance work, life and everything in between.



Business Supports

Copy & print, phone answering service, dedicated and shared lines, guest Wi-Fi, mail handling— whatever you need for the day-to-day.



Communal, Flexible Space

Enjoy a cup of coffee in one of our many comfortable lounges or take a call from our private phone pods. We have the space – you decide how to use it.



Meeting Rooms

Our beautifully designed meeting rooms offer ideal space for collaborating with colleagues or meeting clients.



Fully Serviced Building

Daily cleaning service and building maintenance are taken care of by us, and so is our fully-stocked kitchen.



Hi-Spec, Hi-Tech

Enjoy state-of-the-art connectivity throughout all of our buildings for a seamless experience – plus video conferencing capabilities and more.



Health & Wellness

To perform your best, you need to feel your best. We understand – and provide bike storage, towel service, shower facilities with toiletries, and Bluetooth controlled hi-lo desks.



Café & Retail

Your best day starts with a cup of coffee from the on-site Grafter café. Sip and peruse our premium retail offering in our lobby – pick up a gift for a loved one, or something to celebrate a big win in the office.



Members Benefits

Your Grafter membership entitles you to a wide range of local services & amenities – from exclusive access & discounts in our partner hospitality group, to dry cleaning, parking & more.



Get in Touch

Bespoke Packages

We understand that every business is unique and that there is no one-size-fits-all approach. We are committed to giving our members plenty of options and are dedicated to bringing life back into business.

For more information or to book a tour of our buildings, please get in touch at any time.

“People are more likely to remember the great social interaction they had with a colleague than the great meeting they both attended.”

Ron Garan

For more information on any of our houses or to discuss membership programs, please do not hesitate to contact us.

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