

# TO LET

The Distillers Building  
Smithfield  
Dublin 7



## OFFICES

- High profile office building
- Up to 3,408 sq.m.
- Approximately 70 car parking spaces
- Available to let under a short term lease



## TRANSPORT

Whether travelling by road, rail, bus, or simply on foot, Smithfield is central to all transport nodes. The Distillers Building is adjacent to the Smithfield Red Line Luas stop which is only two stops from Heuston Station and five stops from Connolly Station where DART/intercity and mainline services can be accessed. Smithfield also benefits from a designated bus service with over 15 bus routes serving the area.

- Luas - adjacent to Luas Red Line stop
  - DART - only 5 stops on Luas
  - Bus - dedicated bus lane serves the area
- Routes - include 25, 25a, 25x, 26, 39, 39a, 66, 66b, 66x, 67, 67a, 68, 69, 79, 90, 91.

## LEASE TERMS

The accommodation is available under a short term lease.

## RENT

Available on application

## VIEWINGS:

Strictly by appointment with the sole agents  
HT Meagher O'Reilly



### Contact:

Declan O'Reilly/Jim O'Reilly

HT Meagher O'Reilly  
20-21 Upper Pembroke Street

Tel: 01 6342466  
Email: doreilly@dhtmor.com  
Email: jimoreilly@dhtmor.com  
Website: www.htmor.ie

## LOCATION

The Distillers Building is a striking cut stone building which enjoys a superb central location adjacent to Smithfield Market and close to The Four Courts. The building occupies one of Dublin's highest profile sites with frontage onto Smithfield Square, Phoenix Street North, Church Street New and Bow Street. The rejuvenation of Smithfield Market has created a commercial and cultural centre in inner city Dublin, making it an ideal business location.

## DESCRIPTION

The Distillers Building is an impressive headquarter office building which is available for occupation immediately. It benefits from approximately 70 car parking spaces, with an additional 400 car spaces available in the public car park under Smithfield Square.

## SPECIFICATION

The accommodation is fully fitted to provide a combination of open plan and cellular offices. The offices are fitted out to include .

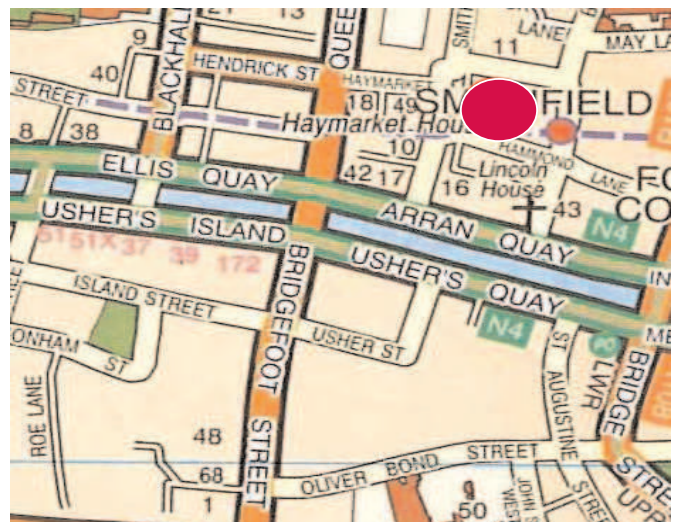
- Suspended ceilings
- Recessed lighting
- Air conditioning (in part)
- Underfloor trunking and perimeter trunking
- 2 passenger lifts serving all floors.

In addition to the above The Distillers Building benefits from, a triple height reception area, fully fitted WC, canteen facilities, tea stations on each floor and shower facilities.

## ACCOMMODATION

The office accommodation is as follows:

Floor	Sq.m
Lower Ground Floor	748
Ground Floor	1,103
Mezannine Office	633
Second Floor	925
<b>Total (NIA)</b>	<b>3,408</b>



 The Distillers Building

### Conditions to be noted:

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