



PERCY EXCHANGE

PERCY PLACE, DUBLIN 4



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PERCY PLACE, DUBLIN 4

PROPERTY HIGHLIGHTS



Modern Fitted Offices



7,951 sq. ft. of Grade A office specification



Impressive Reception and Waiting Area



Surrounded by a host of local amenities



Excellent transport links on your doorstep



Ample Car Parking Available

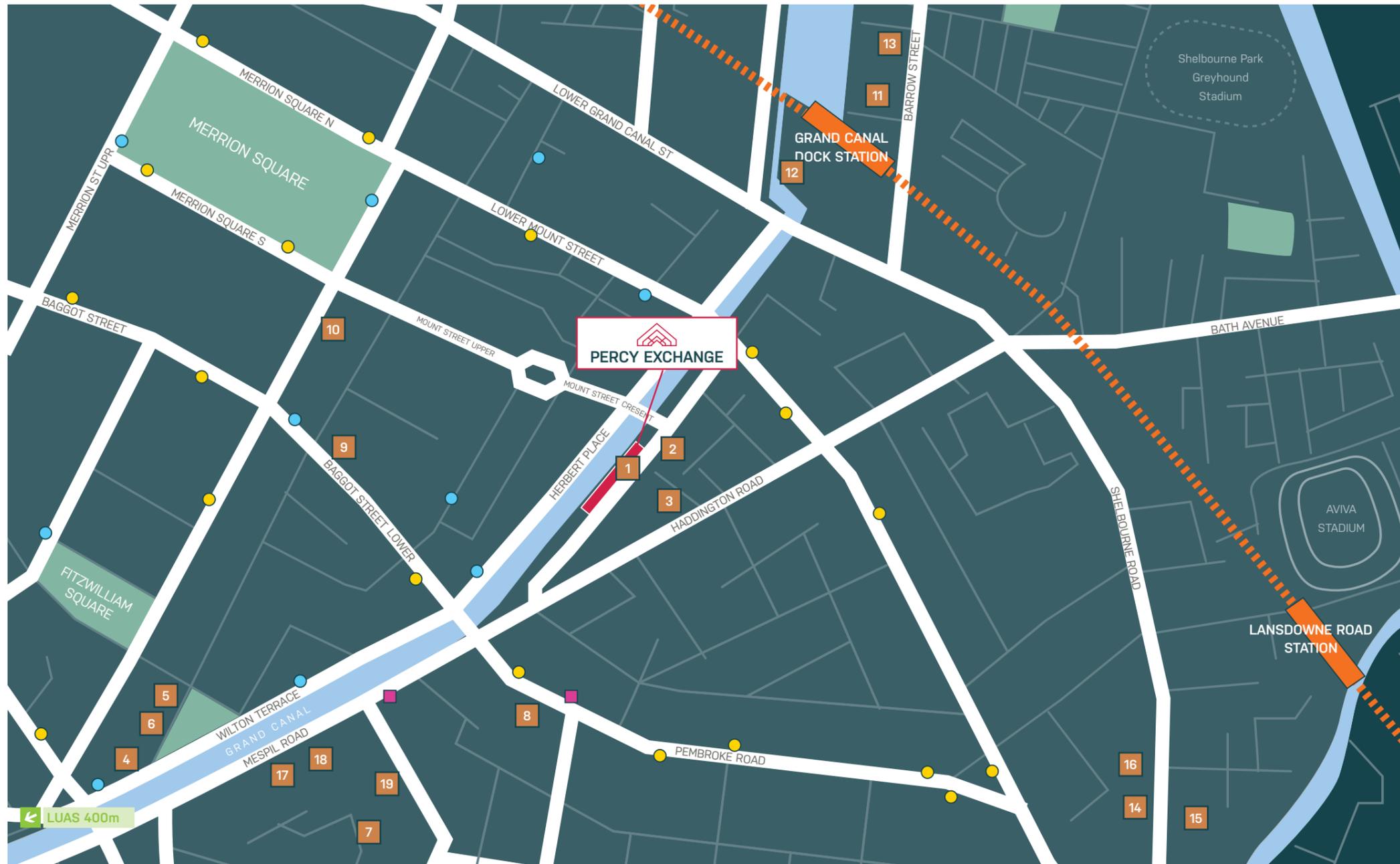


LOCATION

8-34 Percy Place is strategically located just off Baggot Street, one of Dublin's principal arterial routes connecting Ballsbridge with Dublin City Centre and St. Stephen's Green.

The property is within walking distance of Charlemont Luas and Grand Canal Dock DART Station, with numerous Dublin Bus routes serving the immediate area, providing excellent connectivity across the city and beyond.

The surrounding district is home to a strong mix of multinational, financial and professional occupiers including Bank of Ireland, Stripe, EY and LinkedIn, reinforcing the area's reputation as one of Dublin's most established and sought-after business locations.



- 1 Clarkhill Solicitors / Ogier LLP / Fund Rock Management
- 2 Core & Grimes
- 3 Linesight
- 4 Stripe
- 5 LinkedIn
- 6 EY
- 7 Amazon
- 8 Bank of Ireland
- 9 BDO
- 10 ESB / SMBC Aviation Capital / Addleshaw Goddard LLP
- 11 Google
- 12 Accenture
- 13 Mason Hayes & Curran
- 14 Avolon
- 15 Eirgrid
- 16 Mongo DB
- 17 Azets
- 18 Crowe
- 19 Philip Lee LLP

			
Dublin Bus	Dublin Bikes	DART	Taxi Rank
(4 min. walk)	(4 min. walk)	(10 min. walk)	(4 min. walk)

ALL AMENITIES ON YOUR DOORSTEP

This building enjoys stunning views overlooking the Grand Canal, with scenic walkways and cycle paths right at your doorstep. The area is home to a wide selection of cafés, including Angelina's Cafe, Il Valentino, and High Nelly's, as well as lively bars such as Searson's, The 51, and The Waterloo and excellent restaurants nearby including Kerala, Asador and Bloom Brasserie.

For visitors and residents alike, several international hotels are close by, including The Mespil Hotel, The Clayton Burlington, The Conrad Dublin, The Merrion Hotel and The Shelbourne Hotel.

Perfect for corporate events and client entertainment, Aviva Stadium is just a short distance away, creating an exciting atmosphere on match days, while the famous RDS is only a short stroll from Ballsbridge. The area also offers a wealth of gyms and leisure facilities for those looking to stay active.



- ### CAFÉS
- Il Valentino Bakery & Café
 - High Nelly's Coffee House
 - Eathos
 - Cool Hand Coffee Roasters
 - Starbucks
 - Insomnia



- ### BARS
- The 51 Bar
 - Searson's
 - The Waterloo
 - Smyths
 - Slattery's
 - Ryan's Beggars Bush



- ### RESTAURANTS
- Asador
 - Angelinas Restaurant and Deli
 - Oxhorn Grill
 - Bloom Brasserie
 - Boojum
 - Milano
 - Kerala Kitchen
 - Zakura Izakaya
 - Yoi Izakaya
 - No 9 By J2 Sushi
 - Bobbys Wine Bar
 - Feeka
 - Saba
 - Sprout
 - Bunsen
 - Tula



- ### HOTELS
- The Schoolhouse Hotel
 - The Dylan Hotel
 - The Mespil Hotel
 - The Clayton (Burlington Rd)
 - The Marker Hotel
 - The Merrion Hotel





DESCRIPTION

Percy Exchange comprises a landmark modern office building on Percy Place overlooking the canal. The available accommodation on the first floor extends to approximately 7,951 sq. ft providing modern, fitted, versatile workspace accommodation with a generous allocation of car parking.

The office accommodation has been upgraded and includes a fitout featuring a number of meeting rooms, cellular offices, new kitchen/canteen, open plan office areas and shower facilities. The high-quality finishes and light-filled accommodation provides a unique opportunity in a highly sought after office location.

TOTAL



7,951
SQ.FT



ACCOMMODATION

Floor	Sq.M.	Sq.Ft.
1st	738	7,951
Total	738	7,951

The above are approximate Net Internal Areas.



Car Parking

Ample Car Parking Available within the Building

SPECIFICATION



Suspended metal ceiling tiles



LED lighting



Air conditioning



Painted and plastered walls



Raised access floors

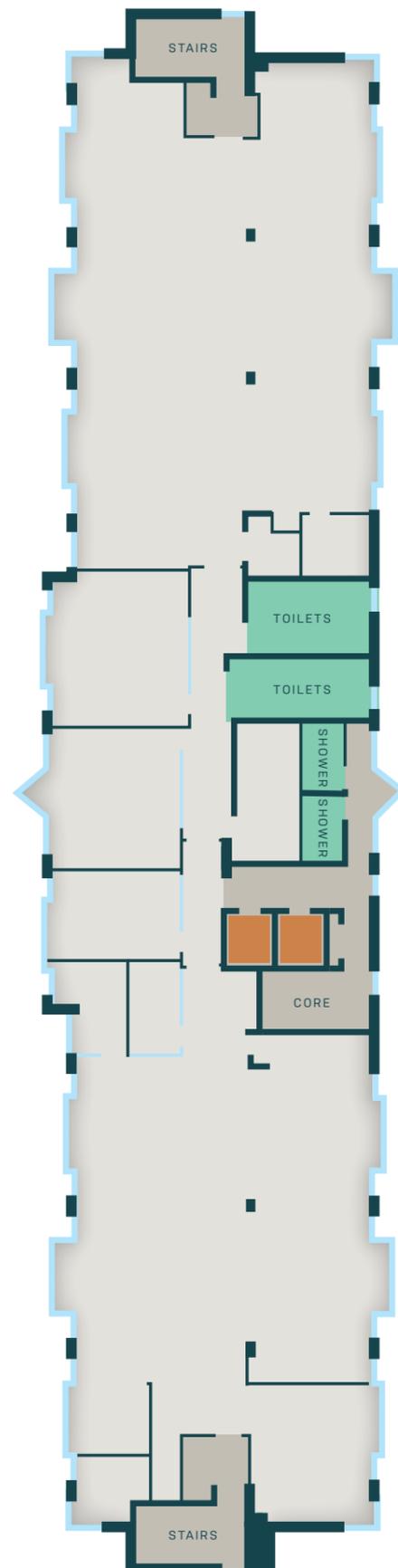


Shower facilities & toilet facilities

BER

BER C1

BER: 801123837
Energy Performance Indicator: 500 kWh/m²/yr



For indicative purposes only

CONTACT



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