 **CENTRAL QUAY**
South Docks Dublin

TO LET



Central Quay is a Grade A HQ office building in the heart of Dublin's South Docklands



'Plug & Play' with benefit of modern desks, chairs, meeting rooms and boardroom with terrace access



Bright, fully fitted penthouse office extending to 6,278 sq. ft.



Extensively refurbished building



Excellent connectivity within minutes' walk from Luas, DART & Dublin Bus



WIRED Certified Gold Building



High quality shower, changing and locker facilities



Tenant wellness room



Impressive manned reception



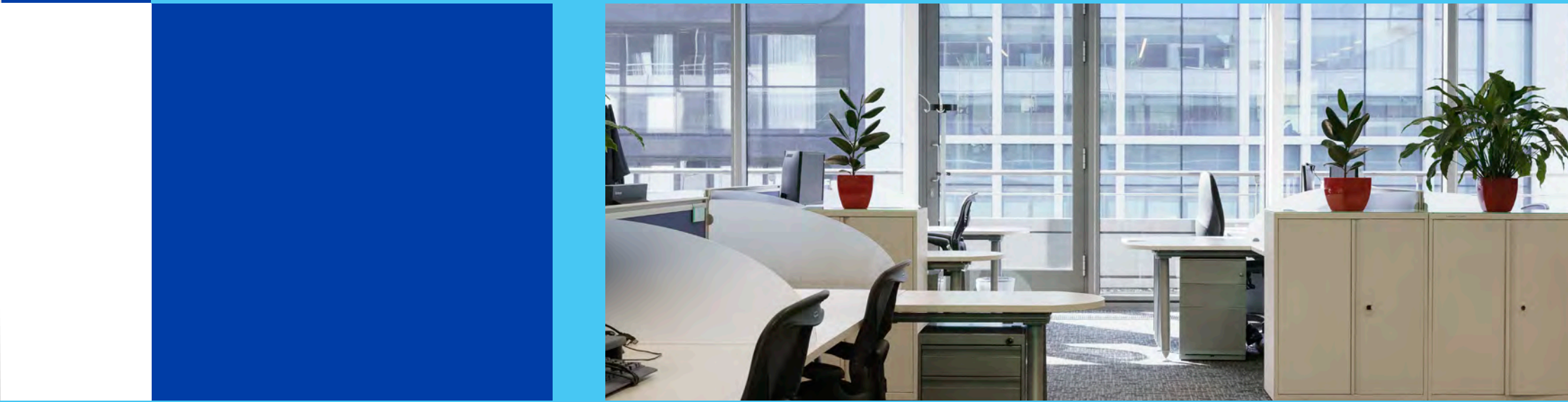
Secure car parking and generous on-site bicycle storage

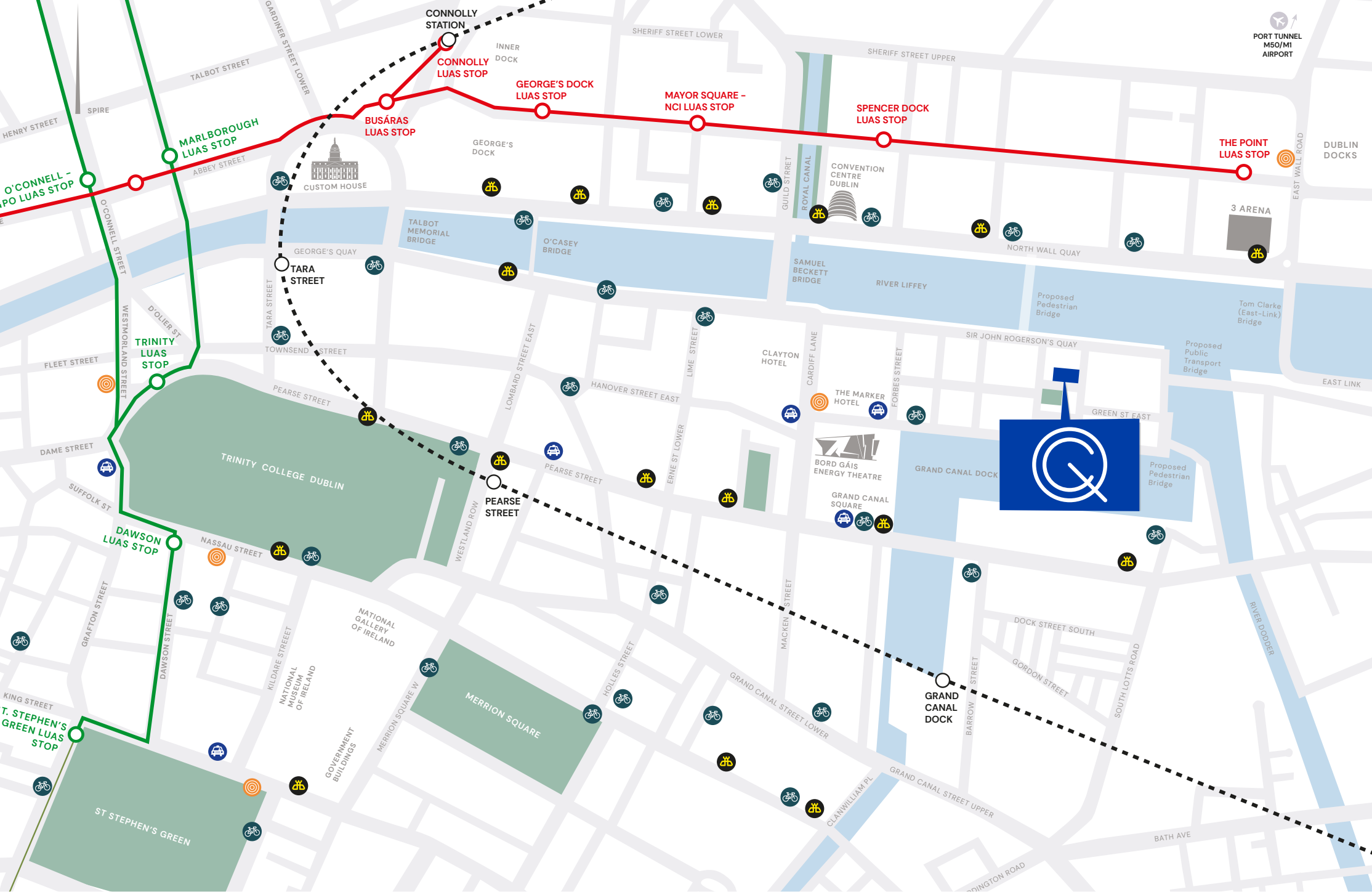


Extensive south facing terrace



High specification fit
out with top quality
tenant facilities





Local Occupiers

- Arup
- Air BNB
- Accenture
- Meta (Facebook)
- Google
- Grant Thornton
- HSBC
- Hubspot
- LinkedIn
- Twitter
- Mayson Hayes & Curran
- Matheson
- Pfizer
- Trip Advisor
- State Street
- William Fry
- Zalando
- Hines

Eating Out

- Brewdog
- Il Valentino
- The Art of Coffee
- Milano
- Boojum
- Lolly & Cooks
- Nutbutter
- MacKenzie's

Hotels

- The Marker Hotel
- The Clayton Hotel
- The Gibson Hotel
- The Maldron Hotel
- The Spencer Hotel

Other

- The 3 Arena
- The Bord Gais Theatre
- FLYefit Macken St
- The Convention Centre



Location

Central Quay is located within the city's core CBD and is served by all forms of public transport (DART, Luas, Dublin Bus), offering occupiers superior accessibility for their staff. There are a total of five Dublin Bikes Stations located within the immediate area in Grand Canal Dock, enabling flexible and efficient access to all areas of the city. The Samuel Beckett Bridge links the North and South Docklands, which provides direct connectivity to the Port Tunnel and connectivity to Dublin Airport.

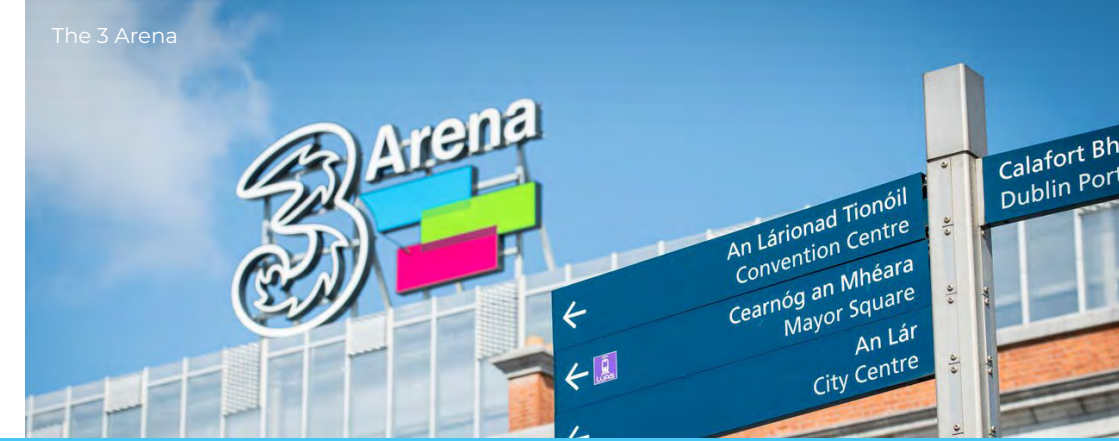
The South Docks house a cluster of multinational companies, making this Dublin's premier business and tech hub. The immediate area comprises a mix of office, residential, leisure and uses, providing the occupiers with the perfect balance of amenities on the doorstep. The location benefits from an extensive selection of the city's best amenities such as theatres, hotels, cafés, bars, restaurants, shops.



Grand Canal Dock



The 3 Arena

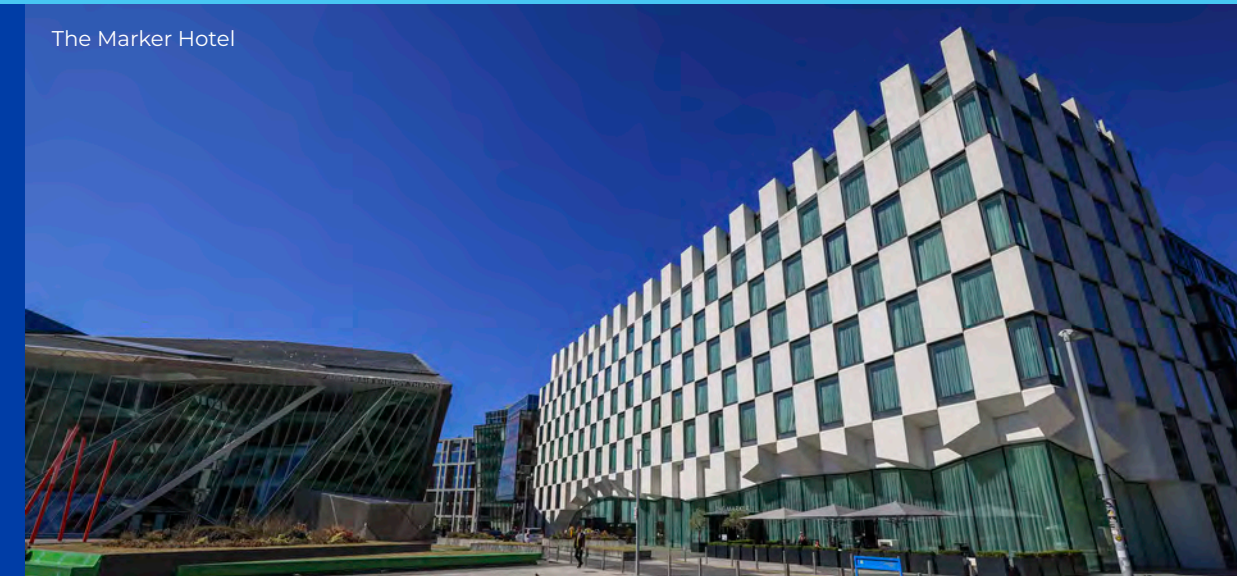


The Convention Centre



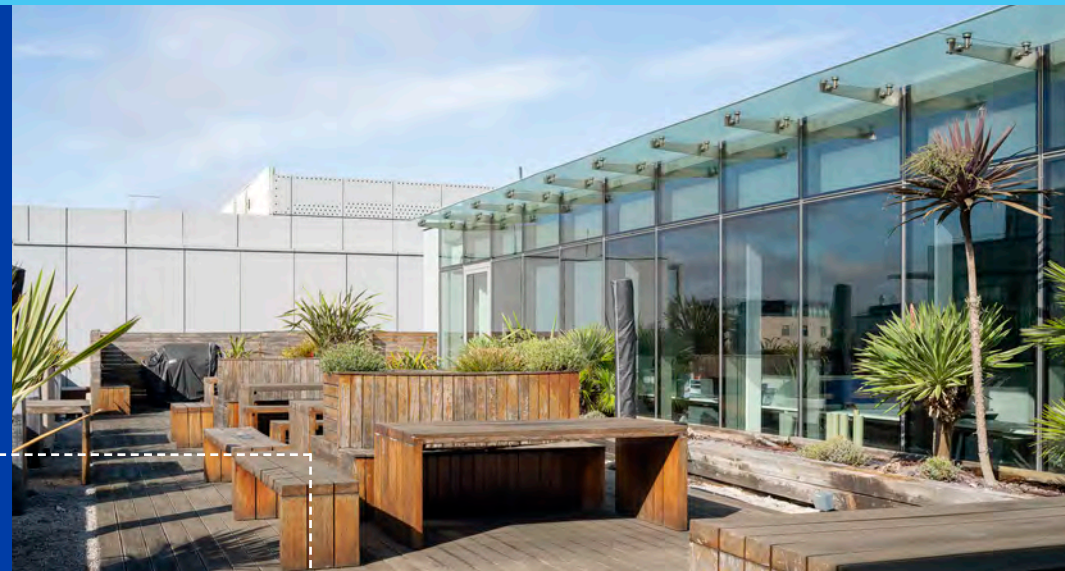
Located within Dublin's thriving South Docks, easily accessible and surrounded by the city's best amenities

The Marker Hotel



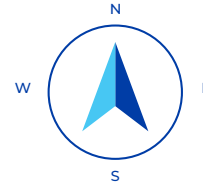
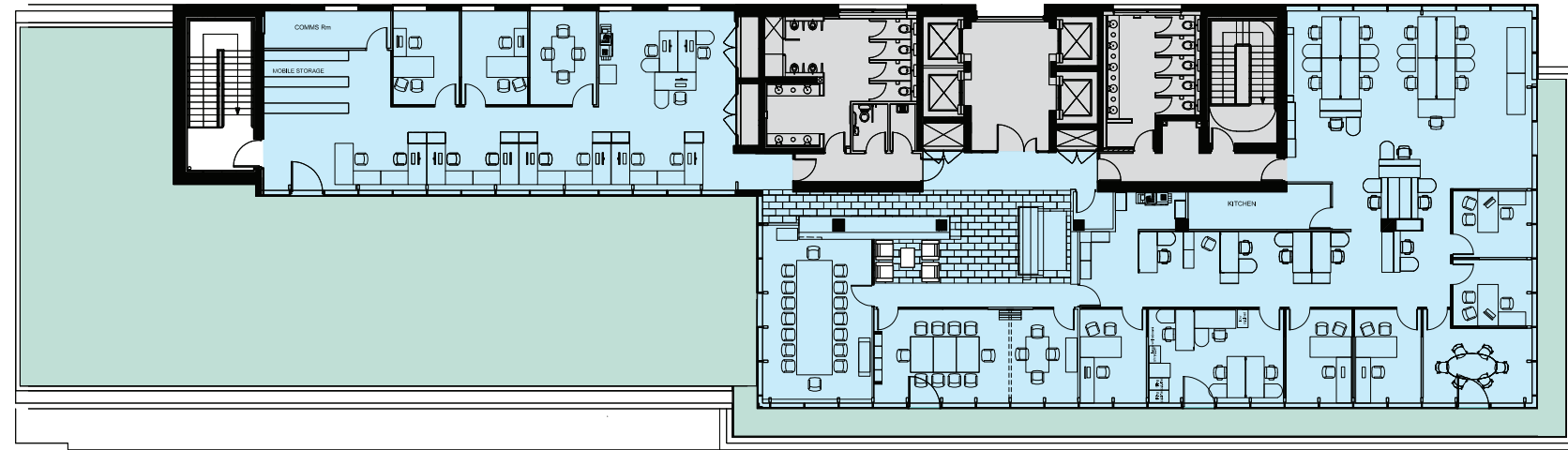


Penthouse floor with
extensive south facing
roof terrace and wrap
around terrace



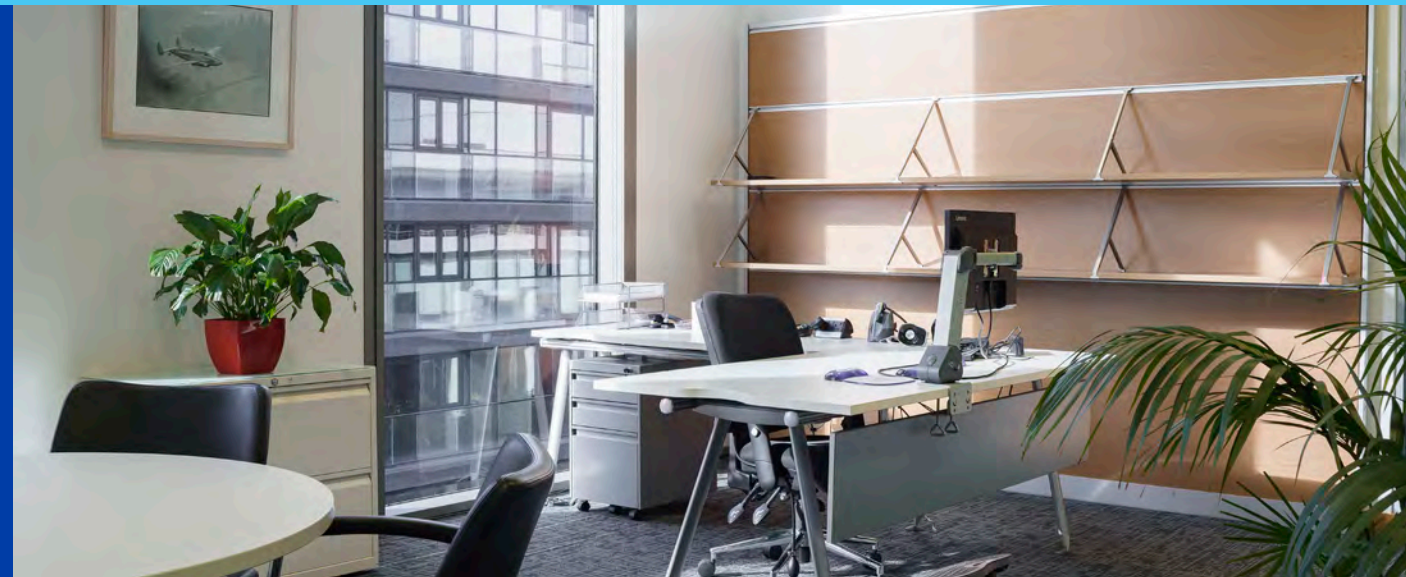
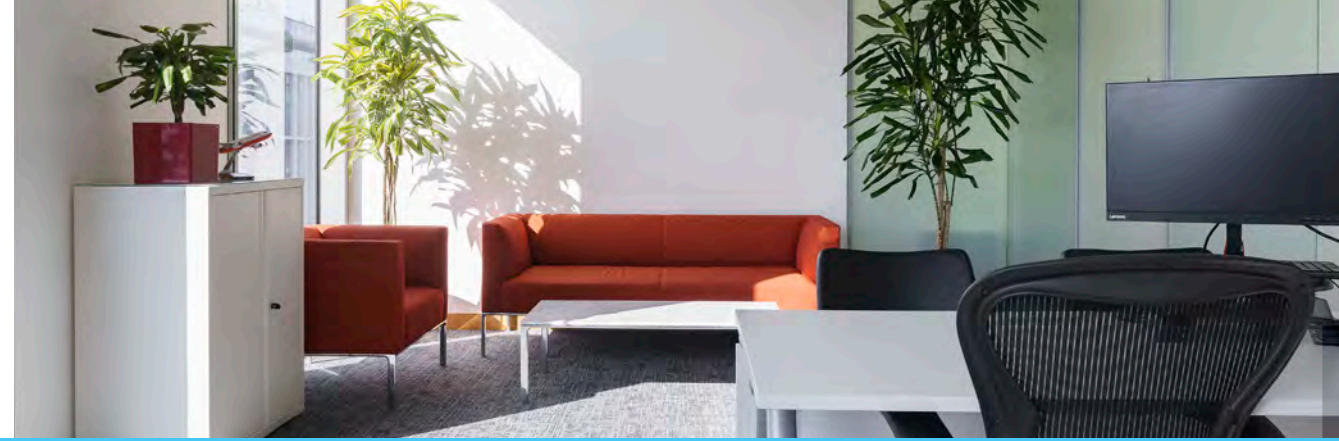


Fifth Floor - Penthouse



For illustrative purposes only

Terrace Demise Core





For further information or to arrange a viewing, please contact sole letting agent Savills.

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Target BER



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