



78

**SIR JOHN
ROGERSON'S
QUAY**

2ND, 3RD & 6TH FLOORS TO LET

Lisney

BER B2



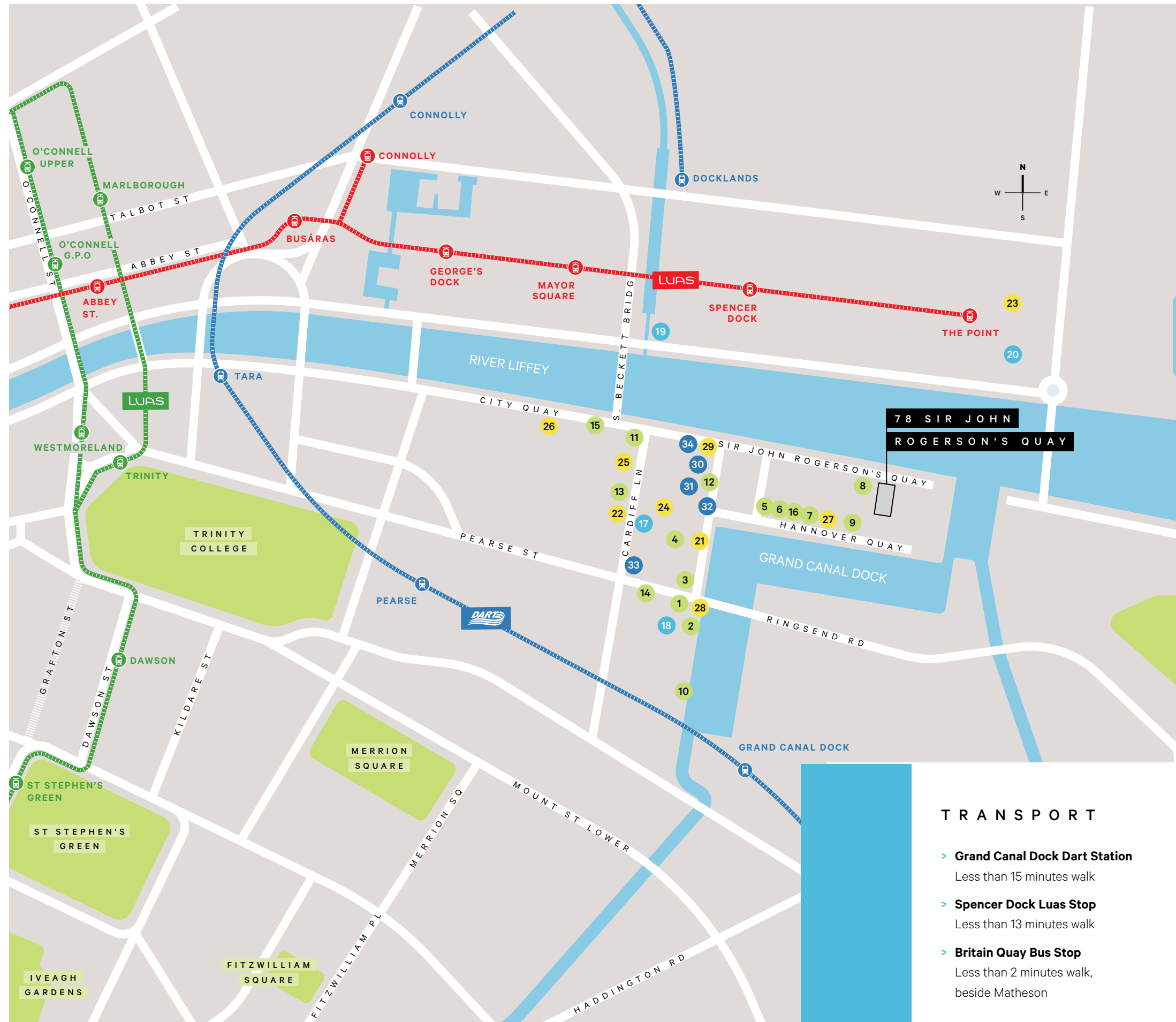
LANDMARK
RIVERFRONT
BUILDING

78 Sir John Rogerson's Quay is one of Dublin's most recognisable landmark buildings overlooking the river Liffey in the south docklands. This imposing building provides extremely high quality space on incredibly efficient floor plates.

AMENITIES

Three Locks Square, the new public square in the adjoining new Capital Dock development, will include a ring of cafés and a sculptural pavilion. Sheltered on all sides, the south-facing square is the ultimate breakout and collaborative space. Its sunny aspect, chic eateries and waterside location will make this a highly desirable location.

In addition there are a plethora of existing amenities, restaurants, eateries, cafés and shops nearby.



FOOD & DRINK

1. The Art of Coffee
2. Outdoor Food Market
3. Il Valentino Artisan Bakery
4. Café Bar H
5. HQ Gastro Bar
6. Herbstreet Brasserie
7. Milano Italian Restaurant
8. Cafe Sora
9. Pause Cafe Bistro
10. Osteria Lucio Restaurant
11. The Ferryman Pub & Hotel
12. Lolly & Cooks Cafe
13. Starbucks
14. KC Peaches
15. Munchies Café
16. Boojum

LEISURE & SHOPPING

21. Fresh Supermarket
22. Flyfit Gym
23. The Gibson Hotel
24. The Marker Hotel
25. The Clayton Hotel
26. Perpetua Cross Fit Gym
27. Spar Supermarket
28. Grand Barbers
29. Hanover Quay Pharmacy

OTHER AMENITIES

30. KBC Bank
31. Smiles Dental Clinic
32. Bank of Ireland
33. Gallery Quay Pharmacy
34. Redmond Molloy Dental Care

CULTURE & INTEREST

17. Bord Gais Energy Theatre
18. The Lir Theatre School
19. Convention Centre
20. 3 Arena

TRANSPORT

- > **Grand Canal Dock Dart Station**
Less than 15 minutes walk
- > **Spencer Dock Luas Stop**
Less than 13 minutes walk
- > **Britain Quay Bus Stop**
Less than 2 minutes walk, beside Matheson



PROFESSIONAL SERVICES

- 1. Matheson
- 2. McCann Fitzgerald
- 3. Beauchamps
- 4. Accenture
- 5. Mason Hayes & Curran
- 6. PWC
- 7. Grant Thornton
- 8. Chartered Accounts Ireland
- 9. Dillon Eustace Solicitors

TECHNOLOGY OCCUPIER

- 10. Facebook
- 11. Tripadvisor
- 12. Equifax
- 13. Airbnb
- 14. 3Mobile
- 15. Riot Games
- 16. Google
- 17. Hubspot
- 18. Twitter

FINANCIAL OCCUPIERS

- 19. BNY Mellon
- 20. HSBC
- 21. Capita
- 22. Morgan Stanley
- 23. Seb Life International
- 24. Central Bank
- 25. AIG
- 26. Credit Suisse
- 27. KBC Bank
- 28. Northern Trust
- 29. Pioneer Investments Management
- 30. Ulster Bank
- 31. Citi Group

OTHER OCCUPIERS

- 32. NTMA / NAMA
- 33. Delphi

NEIGHBOURING OCCUPIERS





R I V E R L I F F E Y

R I V E R L I F F E Y

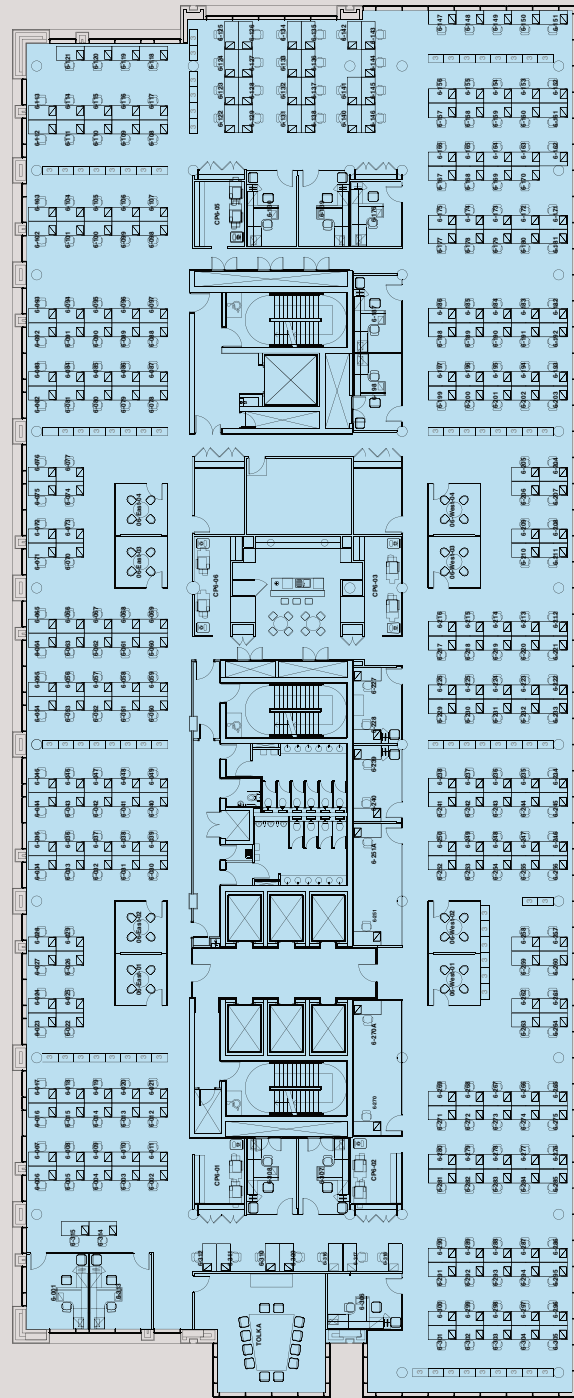
L A Y O U T

Internally the floor space is predominately open plan and exceptionally efficient. There are some executive offices, meeting rooms and break out/collaboration areas. 78 Sir John Rogerson's Quay is accessed via an impressive and expansive reception. An extensive and fully functioning restaurant area on the top floor, with remarkable views, is available for shared use with the current occupants as is the ground floor coffee shop.

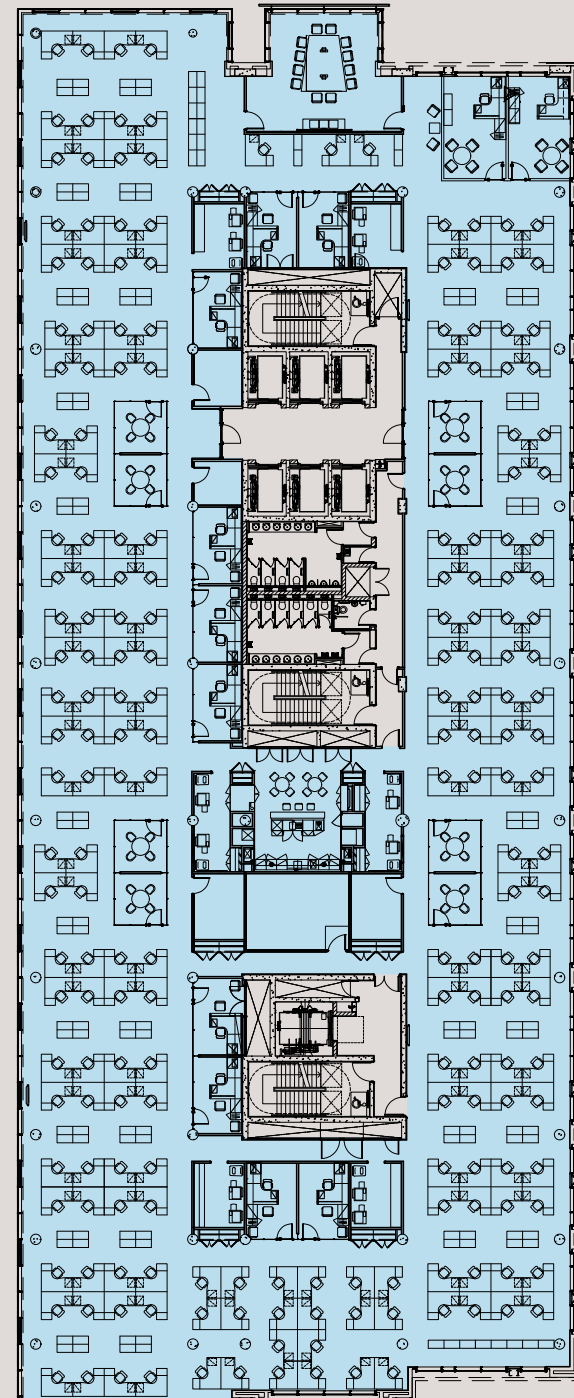
Each floor is self-sufficient with separate Coms Room, Electricity Meter, Tea Station/Kitchen, Print Areas and WC Facilities.

Outline Specification

- > Fully fitted and furnished
- > Flexible & efficient floorplates
- > Category 6 computer cabling
- > High grade furniture with 1800 x 1600mm desks
- > Four-pipe fan coil air-conditioning with hot, cold and fresh air provisions
- > Impressive double height atrium
- > Excellent natural light to offices
- > High speed lifts to all floors
- > 2.9 meters floor to ceiling height
- > Raised access-floors with carpet finish
- > Bicycle park at basement level
- > 13 showers for building at basement level with lockers and drying room
- > Basement car parking
- > Suspended ceilings with recessed light fittings
- > Individual metering & controls
- > Multiple fibre optic communication networks available in the area



SIXTH FLOOR



SECOND FLOOR

A C C O M M O D A T I O N

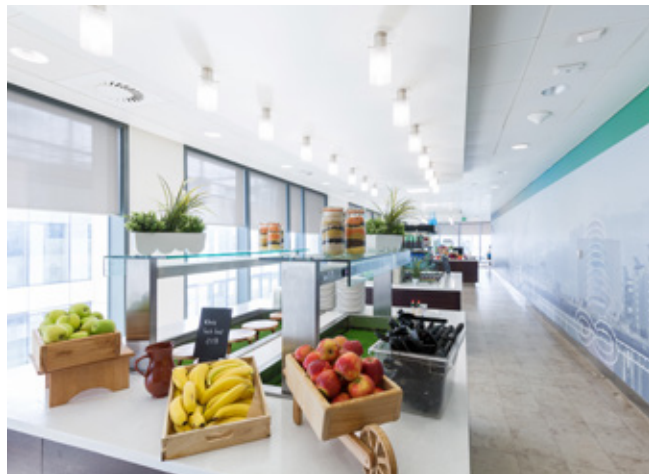
The first floor is currently available and the second floor will come available in the near future.

DESCRIPTION	SQM	SQFT	AVAILABLE
Second Floor	2,058	22,149	01/04/2023
Third Floor	1,393	14,991	01/04/2023
Sixth Floor	2,061	22,168	Immediately
Total	5,512	59,308	

The net internal areas are approximate

REMARKABLE
VIEWS FROM
THE TOP FLOOR
RESTAURANT







VIEWING & INFORMATION

Lease terms and info available on request.
Viewings strictly by appointment through
the sole letting agents Lisney.



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