

2HSQ

Heuston South Quarter

MODERN GRADE A
OFFICE SPACE TO LET



A signature office building in a pivotal location

2HSQ IS A MODERN OFFICE building offering 56,460sq.ft of flexible, efficient floorplates and high quality specifications. With a striking glass-panned façade, natural light showcases the spacious floors and feature central atrium, while panoramic views of The Phoenix Park and The Irish Museum of Modern Art are offered from the building.

Positioned in Heuston South Quarter, the building benefits from a strategic location in Dublin city supported by a wide range of transport connections on its doorstep.

This coupled with the excellent office architecture and its award-winning energy efficient credentials makes it the ideal headquarters building.



7 floors of modern
office space



An agile and adaptive office environment primed for productivity

2HSQ OFFERS A SINGULAR office environment with floors extending from 645sq.m to 845sq.m and has been designed as such to appeal to a broad spectrum of occupiers.



Efficient open plan layouts with generous workspace



A bright and expansive double height entrance on the ground floor provides a real sense of arrival where the building's striking atrium encourages a natural networking environment.

Features include:

- Floor-to-ceiling heights of 2.9m
- Open plan layouts
- Conference rooms
- Meeting rooms
- Breakout space



THE OFFICE IS FINISHED TO A HIGH SPECIFICATION

- Award-Winning Energy Efficient Building
- Open Central Atrium
- Twin Skin Façade
- Openable Vents/ External Blinds
- Façade and Lighting Controls
- Air Conditioning Throughout
- Coffered Ceilings
- Raised Access Floors
- Painted and Plastered Walls
- 3 No.10 Person Passenger Lifts
- Tea Station On Each Floor
- Fully Fitted Toilets and Shower Facilities
- 54 Car Park Spaces



Floor-to-ceiling heights of 2.9m from 1st floor



Spectacular views of The Phoenix Park from the 6th floor terrace

Amenities to cater for all requirements

HEUSTON SOUTH QUARTER matches the lifestyle demands of working professionals with a choice of lunchtime delights and daily conveniences.

Enjoy a coffee in Insomnia, pick up your weekly shopping in SuperValu, or workout in Anytime Fitness, HSQ has a host of amenities available.

Heuston station also offers a wider selection with a newly opened Marks and Spencer, AMT Coffee, Easons and more.

A centrally located business environment with a host of amenities in the immediate proximity

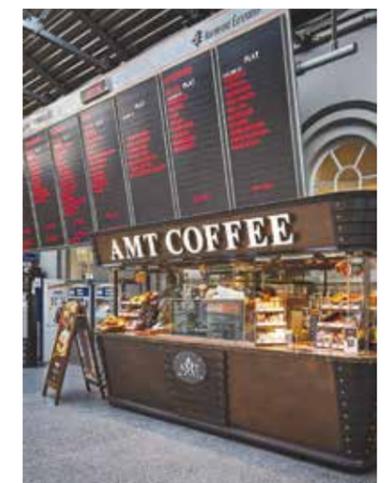


Professionals also have instant access to The Phoenix Park and the Irish National War Memorial Park for a lunchtime stroll, while nearby Smithfield and Stoneybatter enhance the lure of this pivotal location for a further choice of bars and restaurants.



LIFESTYLE CONVENIENCES AT HSQ:

- Insomnia
- HSQ Café
- Subway
- SuperValu
- Anytime Fitness
- Safari Childcare
- HSQ Pharmacy
- DeCare Dental



A connected hub

THE PRIME LOCATION OF 2HSQ gives a community workforce excellent access to transport links connecting them to Dublin city centre and beyond.

Its strategic position is heightened by high frequency Luas services and intercity connections on its doorstep at Heuston station, while cyclists can avail of Dublinbikes on Military Road.

Dublin Bus routes outside Heuston station offer another link to the city centre and west to Lucan, and for drivers the M50 can be accessed in just 15 minutes. Professionals can also reach Dublin International Airport via the 747 bus at Heuston station or drive there in 28 minutes.

4 MINS

walk to Heuston Red Line Luas stop

12 MINS

cycle to Dame Street

12 MINS

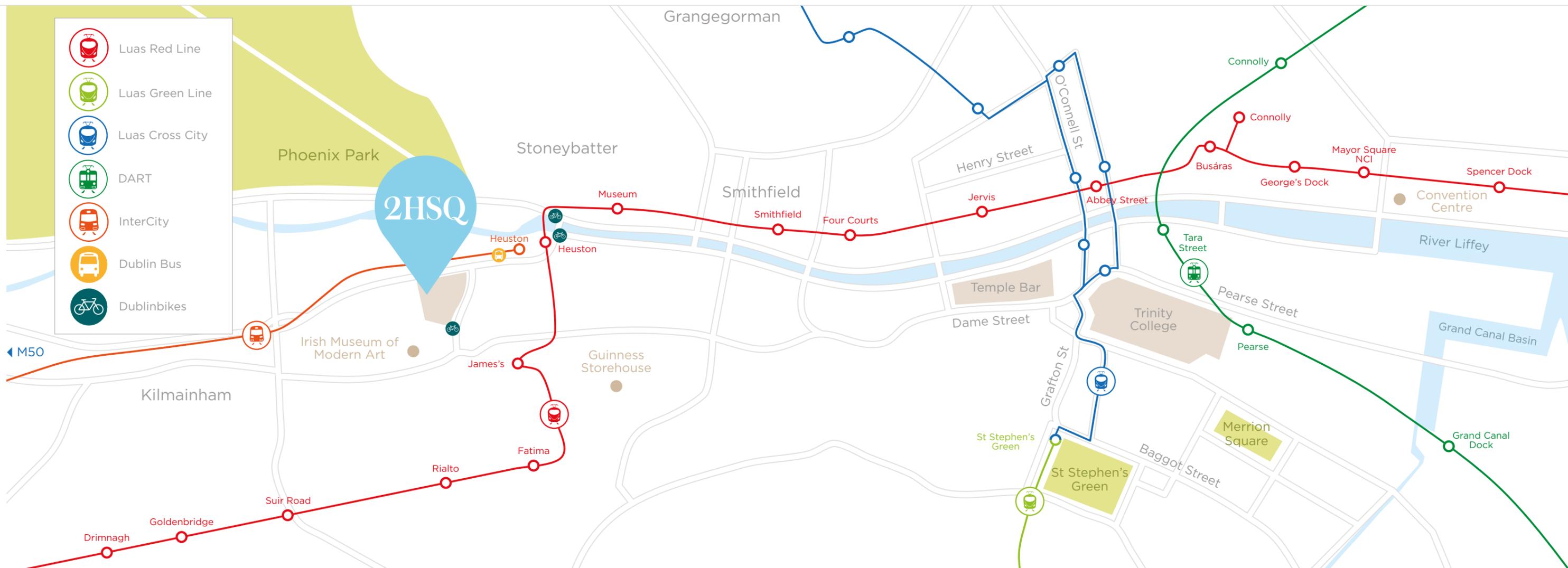
by Luas from Heuston to Jervis Luas Stop

28 MINS

drive to Dublin Airport

15 MINS

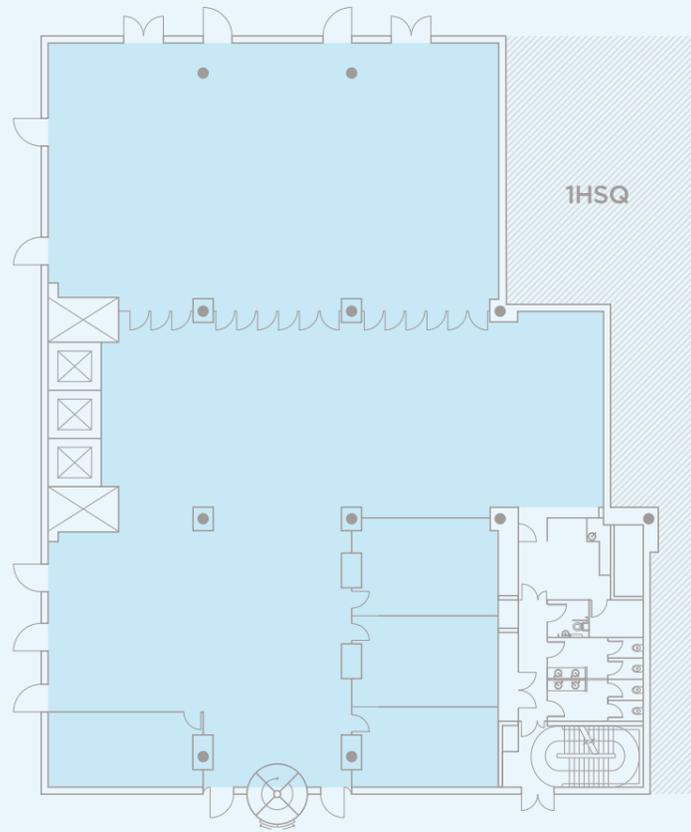
drive to the M50



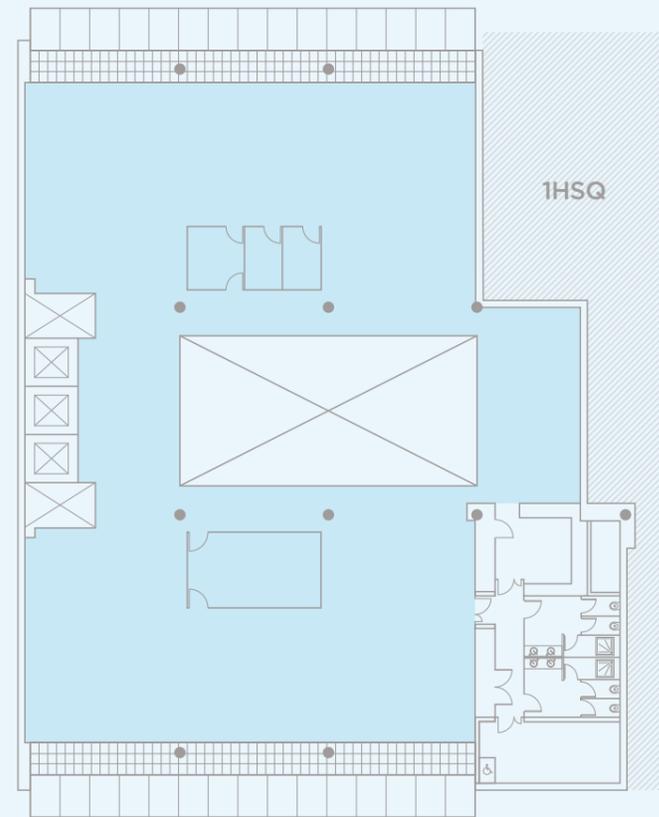
Floorplans

RISING TO SEVEN STOREYS, 2HSQ offers 56,460sq.ft of open plan office layouts with regular floorplates around a central atrium flooding the building with natural light.

GROUND FLOOR



6TH FLOOR

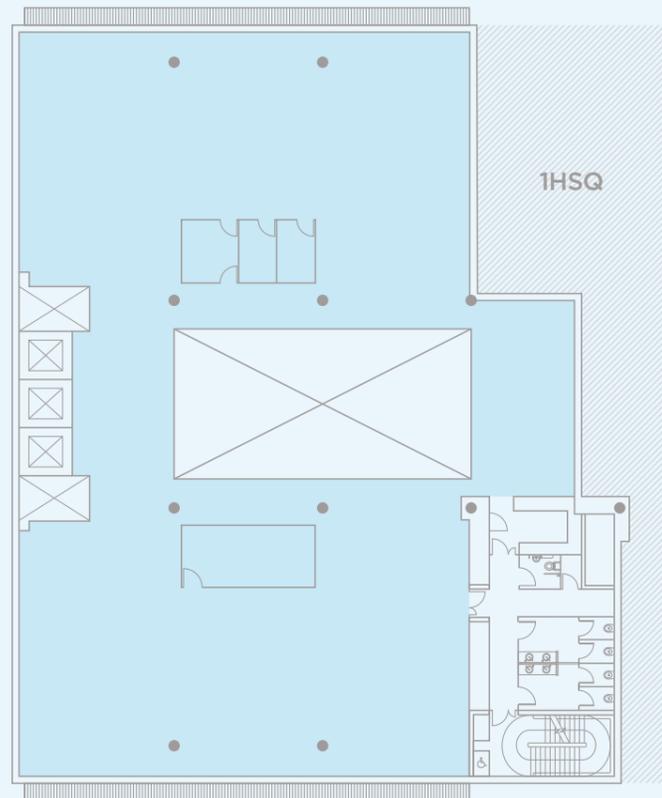


SCHEDULE OF AREAS

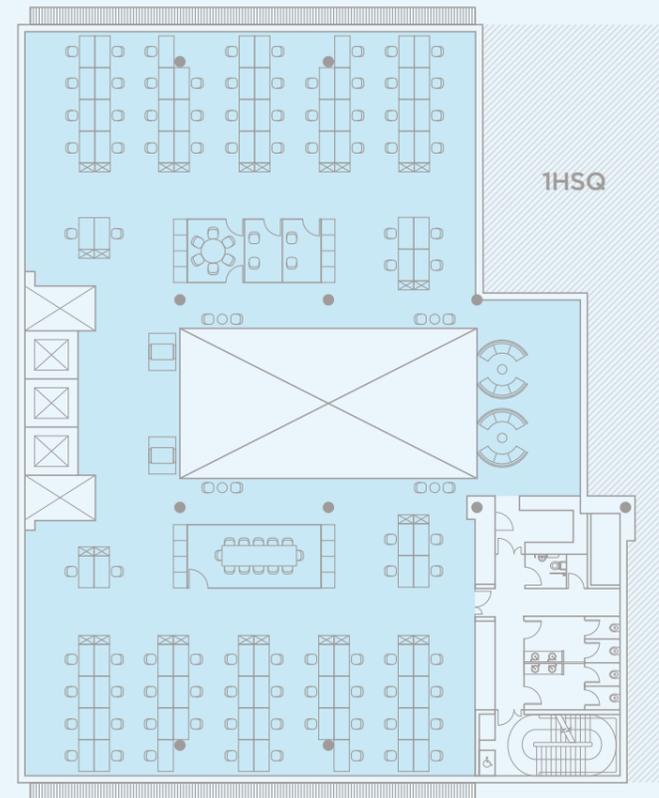
LEVEL	SQ.M (NIA)
Ground	875sq.m
First	745sq.m
Second	745sq.m
Third	745sq.m
Fourth	745sq.m
Fifth	745sq.m
Sixth	645sq.m
TOTAL	5,245 SQ.M

+54 car park spaces

1ST-5TH FLOOR



SAMPLE (1ST-5TH FLOOR)



1ST-5TH FLOOR

1 person per 7sq.m

Existing infrastructure per floor:

- 88 Workspaces
- 1 Conference room
- 1 Meeting room (6 people)
- 2 Meeting rooms (2 people)
- 2 Copy areas
- 1 Tea station



Not to scale.
For indicative purposes only.





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