



TO LET

1st Floor

O'Connell Bridge House

27/28 D'Olier Street | DUBLIN 2



O'CONNELL BRIDGE HOUSE DUBLIN 2 | 1st Floor

LOCATION

- O'Connell Bridge House is located in the heart of Dublin City, on the corner of Burgh Quay and D'Olier Street, overlooking the River Liffey.
- The property's central location allows its tenants to benefit from the wide range of amenities the city has to offer. Grafton Street, Trinity College Dublin and Temple Bar are all only a short walk from O'Connell Bridge House.
- The iconic office building is within easy access of the city's suburbs, with many Dublin buses stopping on the property's doorstep. Westmoreland Street Luas stop is located less than 100 metres from the property, while Tara Street DART station is just a 5-minute walk away.

“ **6,700 SQ FT
(622 SQ M) of Grade A
Office Accommodation** ”



DESCRIPTION

- The available space on the 1st floor, O'Connell Bridge House, offers tenants a floor plate that is easily subdivided. With the existing fit out in place, the space is available for occupation almost immediately.
- The current specification includes raised access floors, suspended ceilings, recessed lighting, air conditioning and kitchen facilities.
- The premises is filled with an abundance of natural light and boasts stunning views of the River Liffey and O'Connell Street.



ACCOMMODATION

Description	Size	Car Spaces
1st Floor	6,700 Sq ft	
Total	6,700 Sq ft	Ample

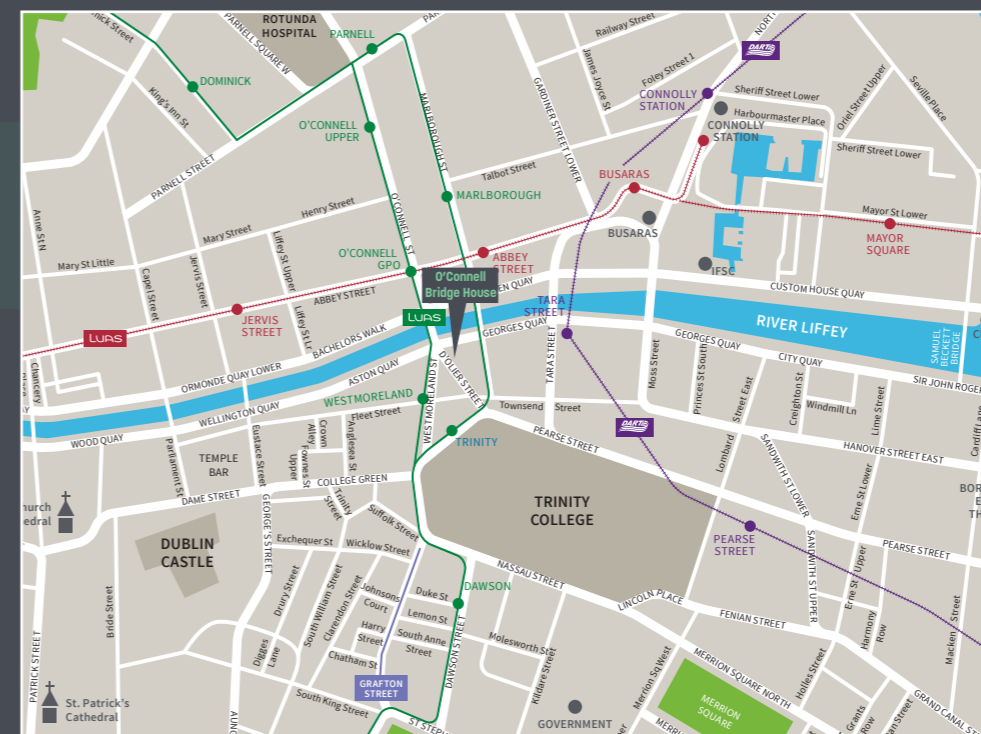
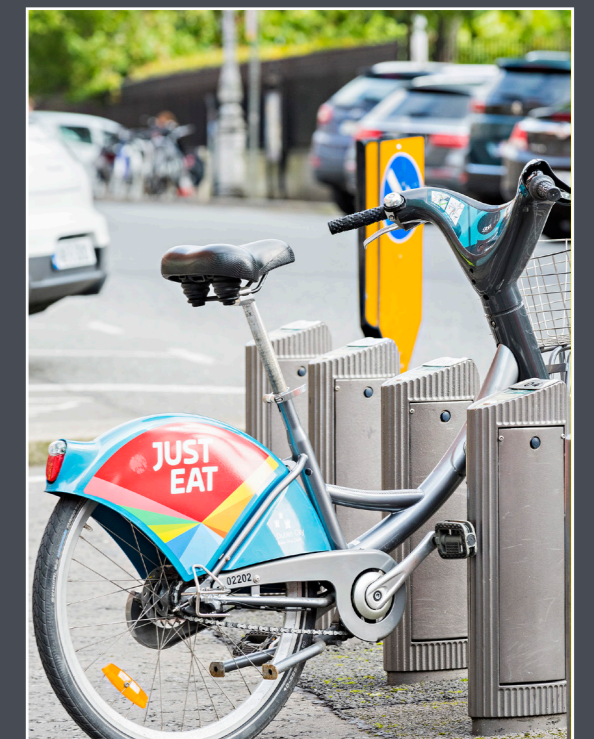
All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

LEASE DETAILS

The accommodation is available under a new lease with flexible terms

Quoting Rent:	€45.00 per sq ft & €3,750 per car space p.a
Terms:	Available to let under a new lease direct from the landlord
Service Charge:	TBC
Rates:	EST €4.41 per sq ft
Viewing:	Strictly by appointment only

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O'CONNELL BRIDGE HOUSE

1st Floor
27/28 D'Olier Street
Dublin 2

BER RATING

BER C3

INSPECTIONS

Strictly by Appointment Only

CONTACTS

For further information please contact:

Conor Fitzpatrick

01 477 9714

conor.fitzpatrick@eu.jll.com

Kellie O'Brien

01 618 1348

kellie.obrien@savills.ie

Jack Quinn

01 477 9718

jack.quinn@eu.jll.com

Meghan Pilkington

01 618 1374

meghan.pilkington@savills.ie



JLL

Styne House, Upper Hatch Street
Dublin 2
PSRA: 002273
+353 1 673 1600

jll.ie



Savills Ireland

33 Molesworth Street
Dublin 2
PSRA: 002233
+353 1 618 1300

Savills.ie

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