



MONTAGUE HOUSE

Dublin 2
D02 K039



33,034 sq ft of
Plug & Play Offices
on Adelaide Road, D2

BUILDING FEATURES



Floor plates
from 6,924 sq ft
to 8,852 sq ft



472
desks



Available on a
flexible licence or
short term lease



Fully fitted
accommodation



Wired Score
Gold Rating



Rooftop
terrace



Ground floor
tenant courtyard



Yoga
studio



Bookable gym
classes



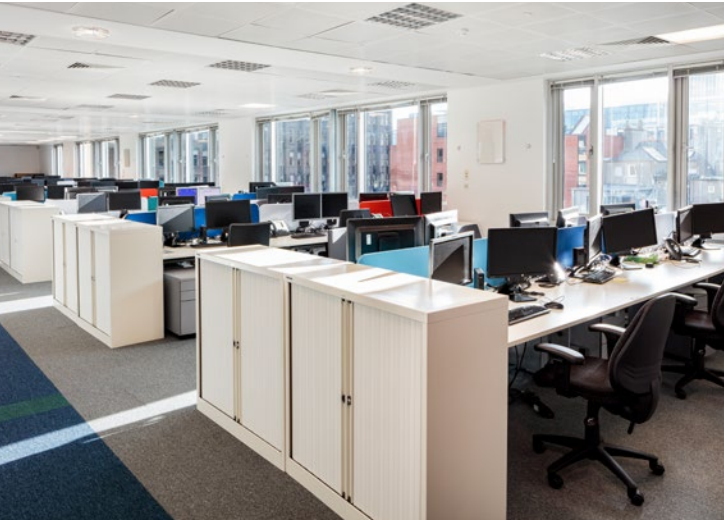
Ample bicycle
spaces



22 car
spaces



Shower facilities
on each floor



ALL INCLUSIVE

- › Occupy on a short term flexible licence agreement
- › Single landlord point of contact for the duration of the licence
- › Building owned and managed by Hibernia
- › Dedicated building management team who are familiar with the offices
- › Option for a fully managed service with one monthly bill to the occupier and service providers

Alternatively, a short term lease is available.

OFFICE CONFIGURATION

Hibernia can carry out any re-configuration works to cater for potential occupier’s bespoke requirements.



PLUG & PLAY
'READY TO GO'
OFFICES

Floor	Sq M	Sq Ft	No of Desks
3rd Floor	821	8,840	110
2nd Floor	822	8,852	124
1st Floor	782	8,418	151
Ground Floor	643	6,924	87
Total	3,068	33,034	472

SPECIFICATION:

- › Raised Access Floors
- › Suspended Ceilings
- › Air-Conditioning
- › LED Lighting

MONTAGUE HOUSE FIBRE PROVIDERS:

- › Eir

› Colt
- › BT

› Vodafone

GROUND FLOOR

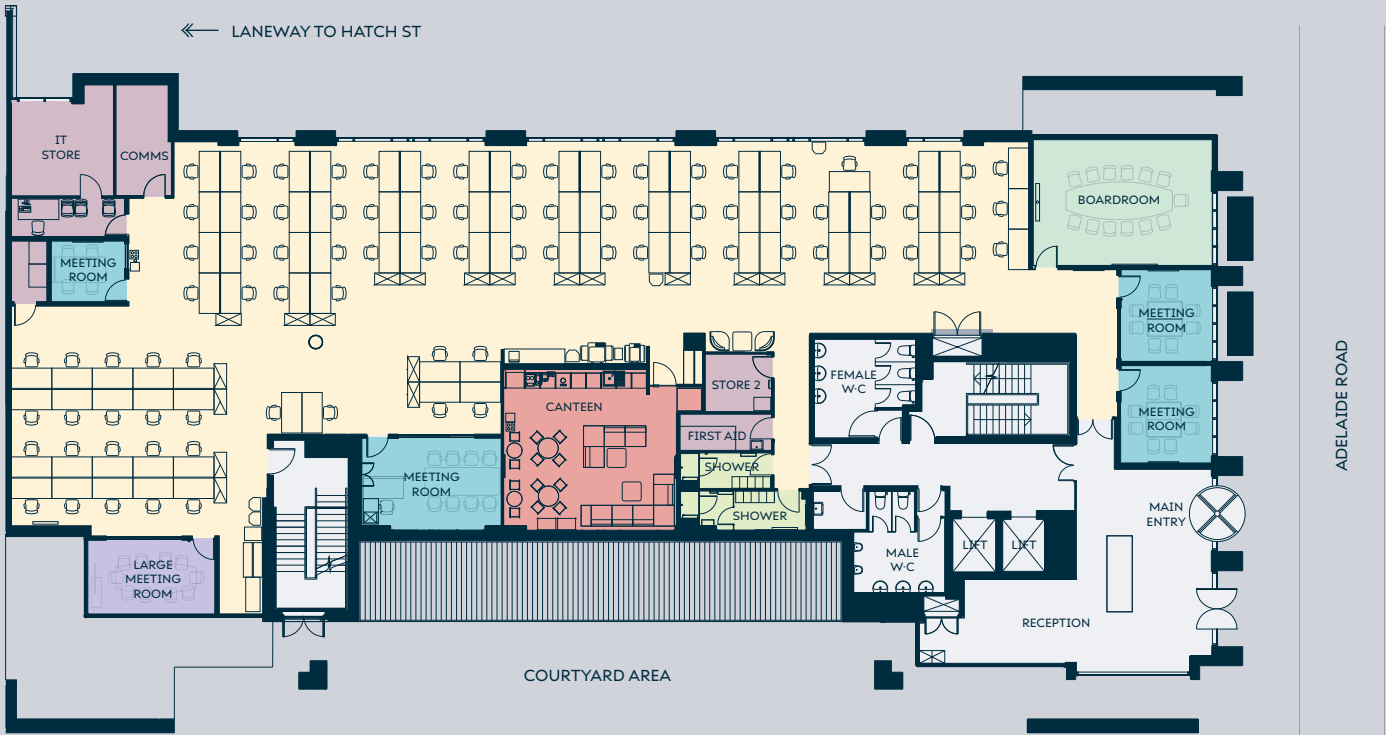
› 643 sq m / 6,924 sq ft

OFFICE INCLUDES

- 87 x Workstations
- 1 x Boardroom
- 1 x Large Meeting Room
- 3 x Meeting Rooms
- 2 x Shower Facilities

IT INCLUDES

- CAT 6 Cabling
- Private network infrastructure with fast and secure fibre networks
- Comms Room
- VC Facilities



FIRST FLOOR

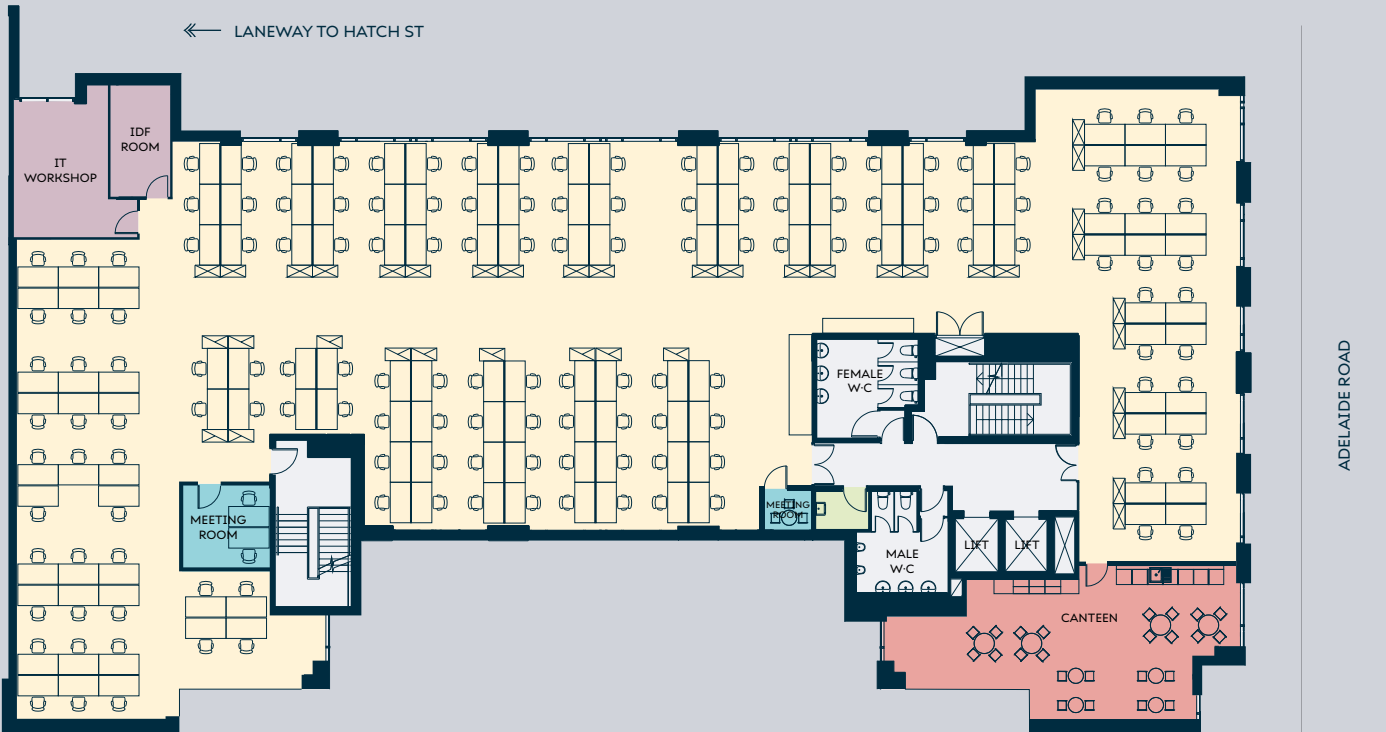
› 782 sq m / 8,418 sq ft

OFFICE INCLUDES

- 151 x Workstations
- 2 x Meeting Rooms
- 1 x Canteen
- 1 x Shower Facilities

IT INCLUDES

- CAT 6 Cabling
- Private network infrastructure with fast and secure fibre networks
- Comms Room
- VC Facilities



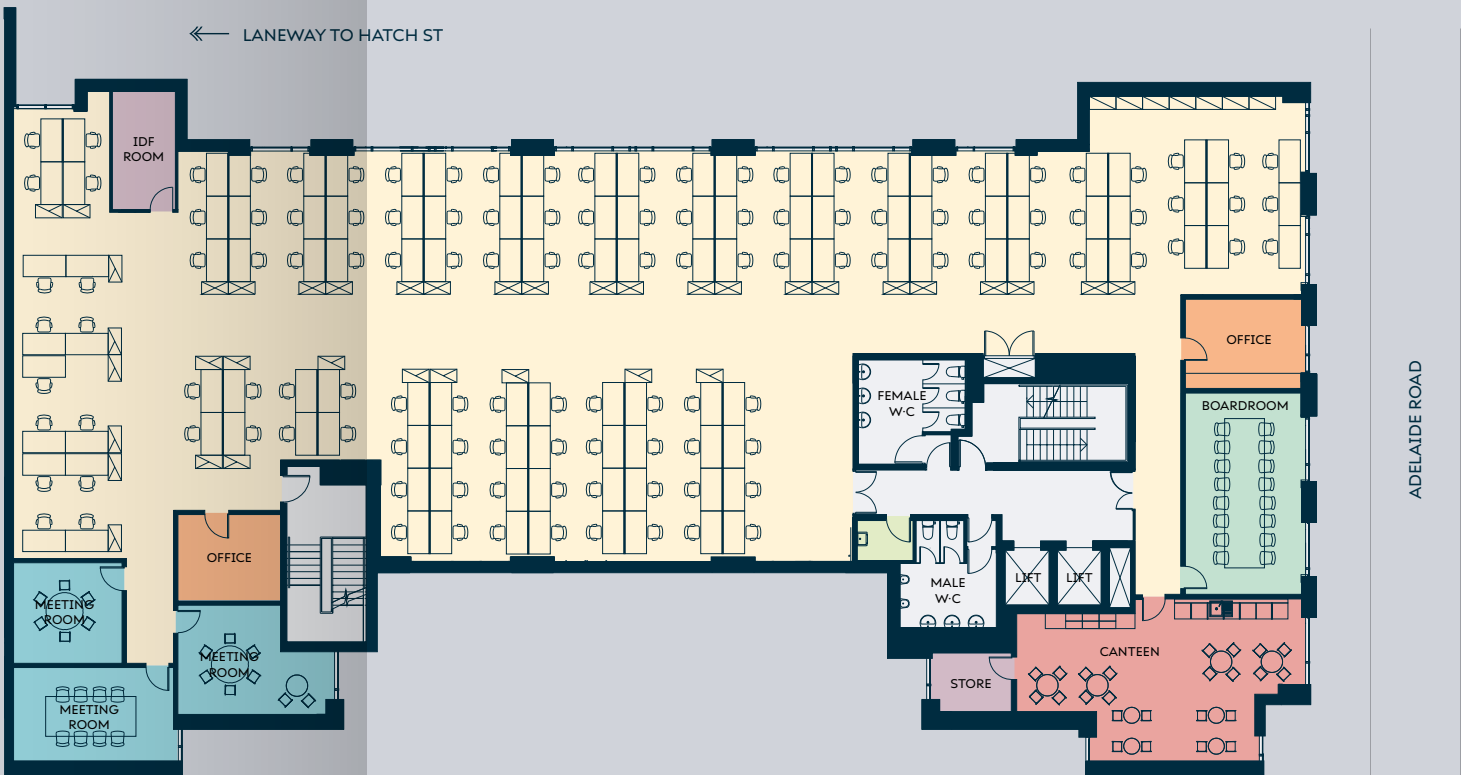
SECOND FLOOR
> 822 sq m / 8,852 sq ft

OFFICE INCLUDES

- 124 x Workstations
- 2 x Office
- 3 x Meeting Rooms
- 1 x Boardroom
- 1 x Canteen
- 1 x Shower Facilities

IT INCLUDES

- CAT 6 Cabling
- Private network infrastructure with fast and secure fibre networks
- Comms Room
- VC Facilities



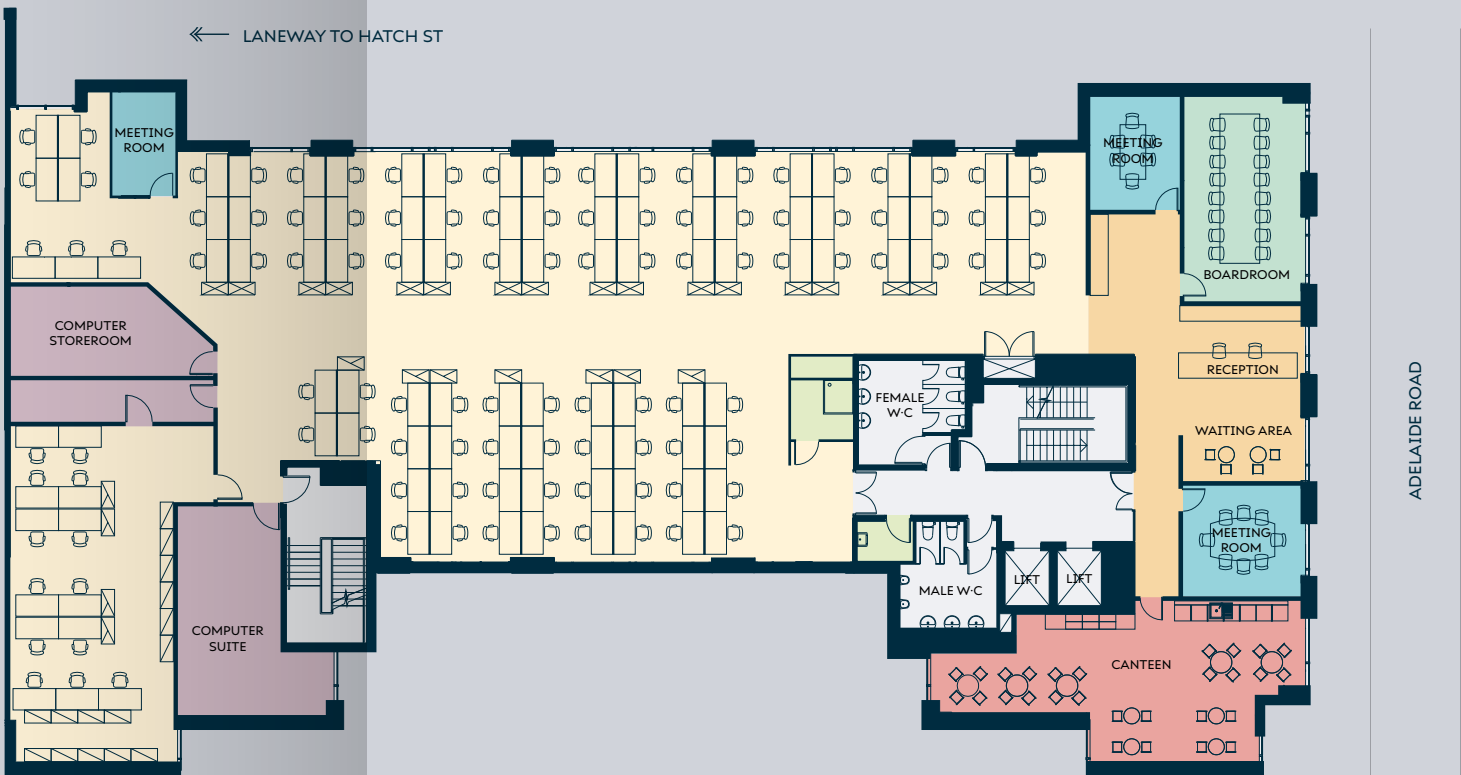
THIRD FLOOR
> 821 sq m / 8,840 sq ft

OFFICE INCLUDES

- 110 x Workstations
- 3 x Meeting Rooms
- 1 x Boardroom
- 1 x Reception
- 1 x Canteen
- 2 x Shower Facilities

IT INCLUDES

- CAT 6 Cabling
- Private network infrastructure with fast and secure fibre networks
- Comms Room
- VC Facilities





SUSTAINABILITY

Montague House has been certified with the WELL Health Safety Rating, the ISO 14001 Environmental Management System, the 45001 Occupational Health and the Safety Management System standards.



BUILDING MANAGEMENT

Hibernia Building Management Services Ltd manage the offices. The building is managed in line with to the best practice guidelines as published by the SCSi & RICS.

The onsite Building Manager has over 20 years of experience in the building and excellent relationships with all our service providers.



ON SITE AMENITIES



- CAR PARKING**

22 basement car spaces available on site.
- BIKE SPACES**

Montague House provides dedicated bike parking facilities with a bike repair station located at basement level.
- YOGA ROOM & GYM CLASSES**

Montague House offers a dedicated yoga room providing a tranquil space where employees can practice yoga, meditation and attend the on-site organised gym classes.
- COURTYARD**

Montague House has a shared courtyard space allowing occupiers to take a breath of fresh air and enjoy a change of scenery. Outdoor plug sockets in the courtyard give occupiers the opportunity to work in this area.
- ROOF TERRACE**

The roof terrace offers excellent views across the city, where all occupiers can unwind, connect and take in the impressive surroundings.
- SHOWER FACILITIES**

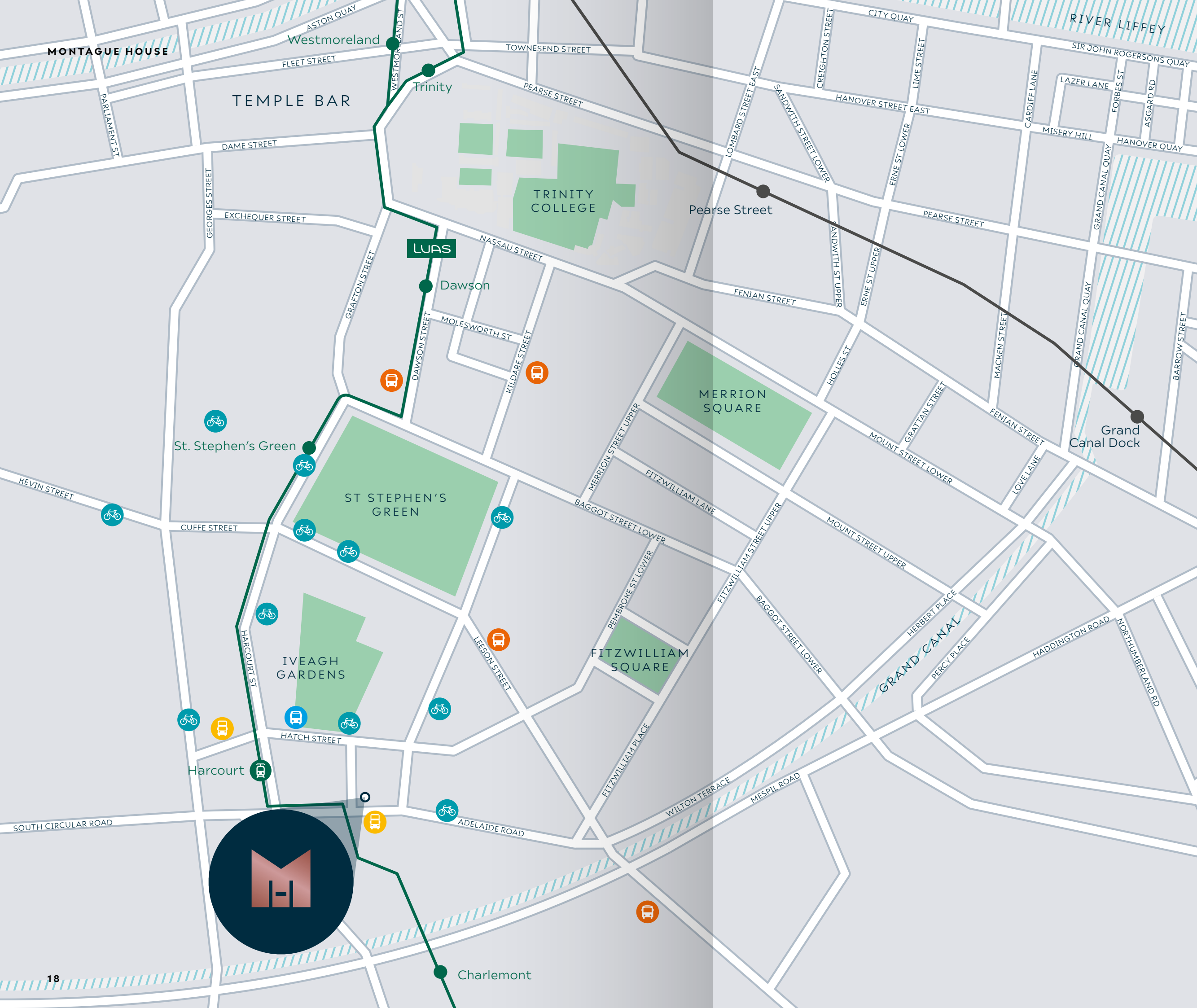
Each office floor includes its own shower facilities for employees.

A PROVEN ADDRESS










- 1. IDA Ireland
Deloitte
CNP Santander
Scotia Bank
- 2. Deloitte
- 3. National Concert Hall
- 4. Wework
- 5. Mercer
- 6. Amazon
- 7. Viasat
- 8. Nuance
Bloomberg
- 9. EY
- 10. EY
Fidelis
- 11. Bank of America Merrill Lynch
Dropbox
Pepper
KPMG
Gartner
2K Games
- 12. Mazars
- 13. Regus
- 14. Camden Court Hotel
- 15. KKR
- 16. Arthur Cox
- 17. MetLife
- 18. Eversheds
- 19. BioMarin
Dechert
W&W
- 20. Conrad Hotel
- 21. L'Oréal
JLL
Bank of China
- 22. The Dean Hotel
- 23. Byrne Wallace
- 24. Byrne Wallace
- 25. Maples
- 26. Horizon Pharma
- 27. AerCap
- 28. Permanent TSB
- 29. Government Buildings
- 30. The Shelbourne Hotel
- 31. KPMG
- 32. Toast
- 33. Qualtrics
- 34. Trinity College







EXCELLENT ACCESSIBILITY

-  **LUAS Green Line**
3 min walk
-  **LUAS Red Line**
15 minute commute
-  **Dublin Bikes**
On your doorstep
-  **Dublin Bus**
1 min walk
-  **Air Coach**
5 min walk
-  **Irish Rail & Dart**
15 min walk
-  **Port Tunnel**
15 min drive
-  **Dublin Airport**
30 min drive
-  **Dublin Express**
5 min walk

Sole letting agents:



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PSRA No. 002273

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On the instructions of:

hibernia



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