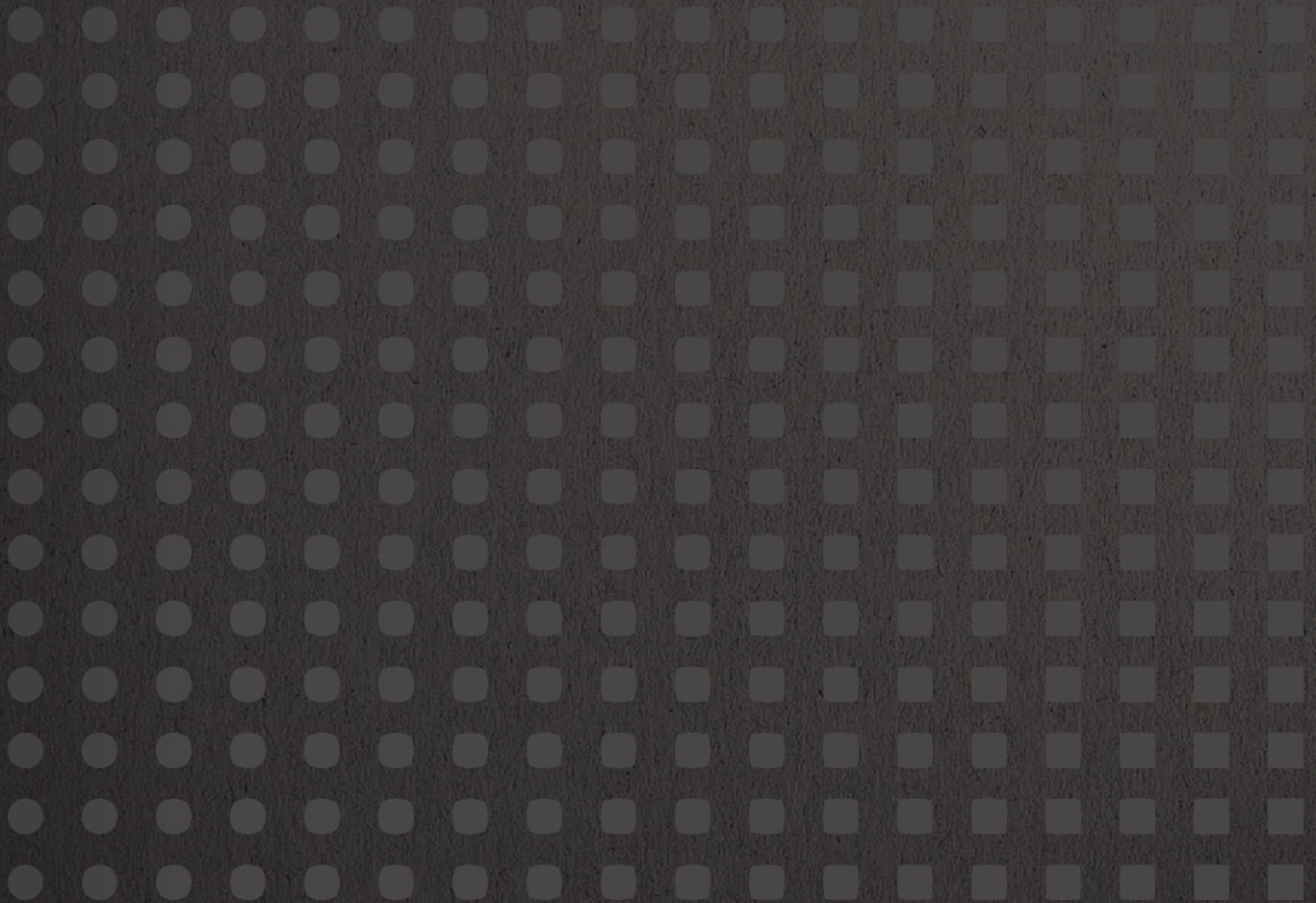


TO LET | TURNKEY OFFICE IN THE HEART OF DUBLIN'S CBD

GOH

2ND FLOOR GEORGE'S QUAY HOUSE

DUBLIN 2





GOH

2ND FLOOR GEORGE'S QUAY HOUSE
DUBLIN 2

Highlights



Central Dublin 2
location



Fully
furnished



16 secure
car spaces



Direct access to Tara Street
Dart & Rail Station



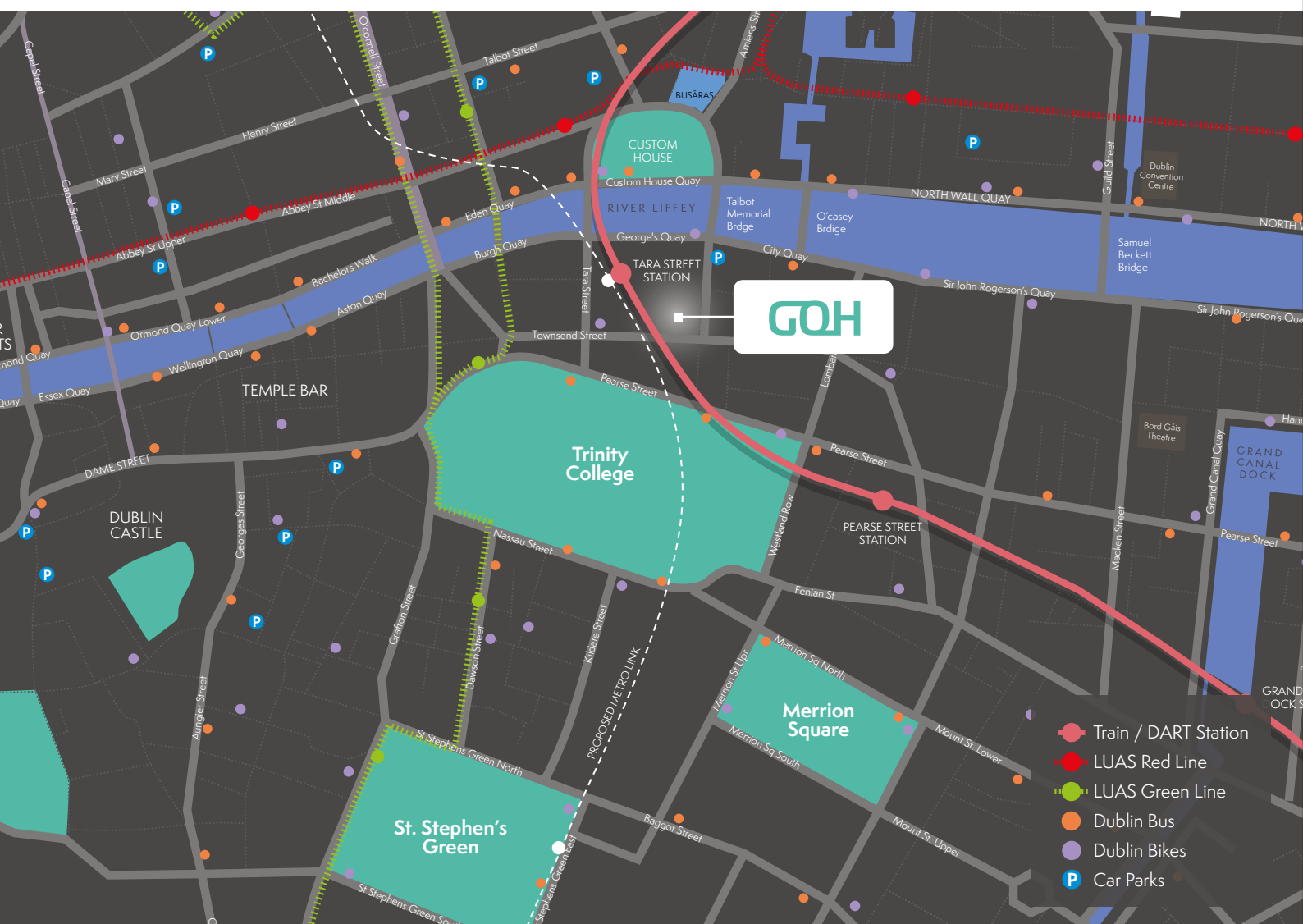
Shower and locker
facilities





Location





George's Quay House is located in the heart of Dublin's CBD, 100m from Tara Street DART/Rail Station, 450m from Trinity LUAS Station and a short walk to all major amenities such as Grafton Street, O'Connell Street and Temple Bar. There are a range of amenities in the immediate local area including Bread 41, 4 Star Trinity City Hotel, Markievicz Leisure Centre, As One and Moss Lane to name a few.



Transport

The location is reachable via numerous modes of transport;

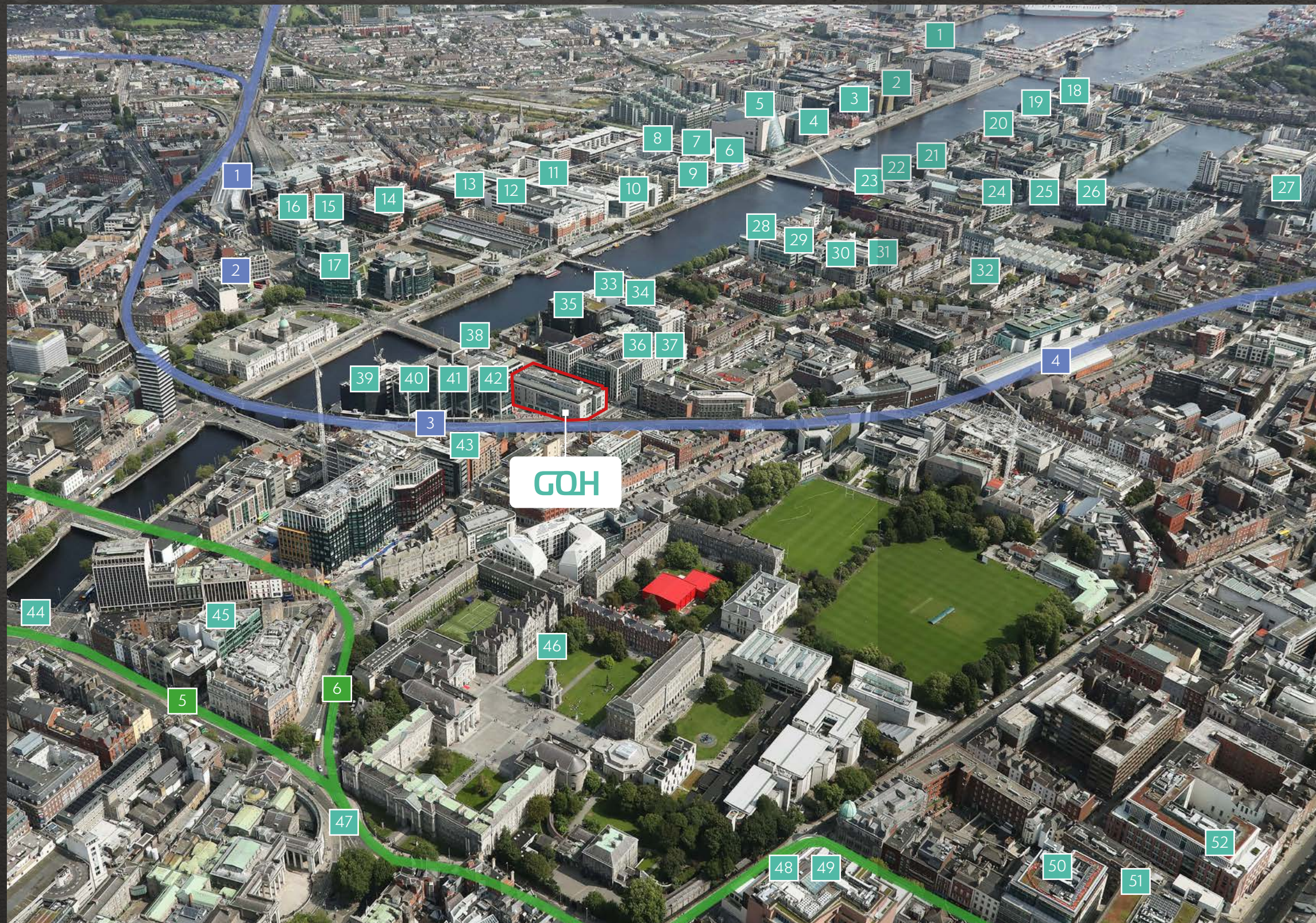
Walk Times

 Tara Street Dart Station	4 minute
 Trinity LUAS Station	6 minute
 Dublin Bus Stop	3 minute
 Dublin Bike Station	1 minute

World class local occupiers

GOH

2ND FLOOR GEORGE'S QUAY HOUSE



Local Occupiers

1	An Post	27	Google
2	Central Bank	28	Hubspot
3	Salesforce	29	Asana
4	PWC	30	Informatica
5	Credit Suisse	31	Autodesk
6	AIG	32	Verizon
7	BNY Mellon	33	CocaCola
8	DataDog	34	Morgan Stanley
9	A&L Goodbody	35	Grant Thornton
10	Citi Bank	36	Northern Trust
11	Workday	37	Huawei
12	Walkers	38	Pepsi Co
13	Airbus	39	Aon
14	Arista	40	Amundi
15	KPMG	41	AXA Financial
16	Wells Fargo	42	Vanguard
17	SIG	43	The Irish Times
18	J. P. Morgan	44	O'Connell Street
19	Indeed	45	IAA
20	Matheson	46	Trinity College Dublin
21	McCann Fitzgerald	47	College Green
22	TikTok	48	Pinterest
23	Three	49	ServiceNow
24	TikTok	50	Goodbody
25	William Fry	51	Barclays
26	HSBC	52	AIB

Transport

1	Connolly Station
2	Busaras
3	Tara Street Station
4	Pearse Street Station
5	Westmoreland Luas Stop
6	Trinity Luas

Description

The 2nd floor of George’s Quay House offers an incoming occupier a unique opportunity to acquire a turnkey office in a central Dublin 2 location. The building itself is designed to the highest standards and benefits from a large internal atrium which provides an abundance of natural light to each floor.

The available accommodation is fully furnished throughout and is configured

in a predominantly open plan layout with associated meeting rooms, canteen, staff kitchen as well as collaboration/break out spaces. There are 16 secure car spaces at basement level while there is an adjacent amenity zone which includes bicycle parking as well as shower and locker facilities.

There is direct access to Tara Street Dart & Rail Station from the George’s Quay campus.



Accommodation



Fully fitted accommodation



191 workstations



Shower, locker & drying room facilities



200 secure bicycle parking spaces



16 car parking spaces



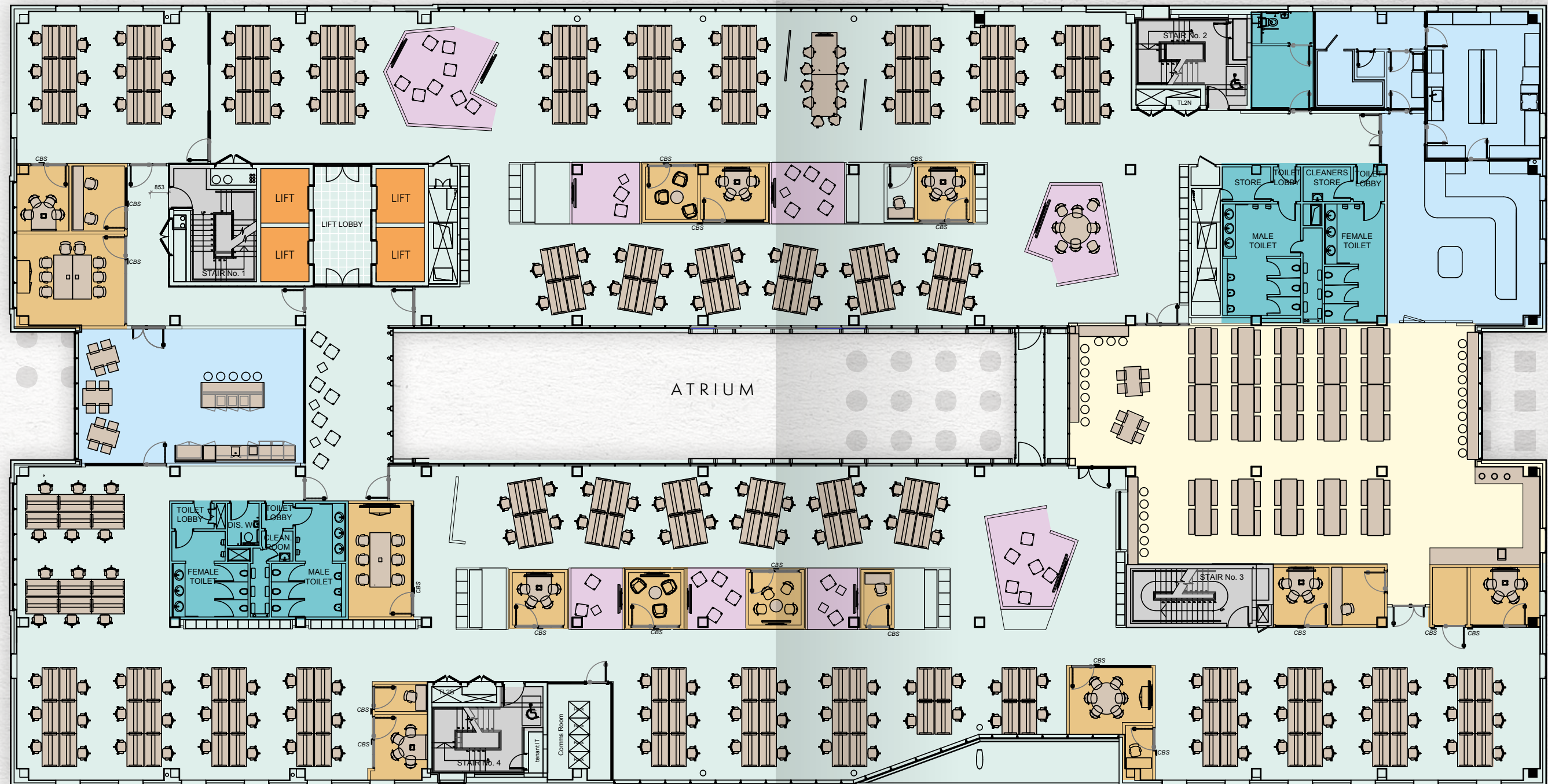
Flexible lease terms available



Floor Plan



2ND FLOOR GEORGE'S QUAY HOUSE



- Open plan with 191 workstations
- Kitchen spaces
- Meeting rooms
- Huddle areas
- Multi-purpose area
- Toilets

Accommodation Schedule

Floor	Sq Ft	Sq M
Second Floor	22,295	2,071

Specification

- Mixture of suspended and exposed ceilings
- LED lighting with PIR sensors
- 4 pipe fan coil air-conditioning
- Raised access floors
- CAT 6 cabling
- Fully fitted accommodation



2ND FLOOR GEORGE'S QUAY HOUSE
DUBLIN 2

Lease Term

Available on a sublease until
15th November 2027 or
potential for new longer-term
lease from the landlord.

Service Charge

Currently estimated at
approximately €9.83 per sq ft
for 2024.

Commercial Rates

Currently estimated at
approximately
€6.08 per sq ft for 2024.

Inspections

Strictly by private
appointment through
sole agents JLL.

Agent



JLL, Styne House,
Upper Hatch Street, Dublin 2

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PSRA No. 002273