



PARNELL HOUSE

13-15 PARNELL SQUARE, DUBLIN 1

PARNELL HOUSE

Modern newly refurbished
Grade A office on Parnell
Square



6 storey newly refurbished
modern office building



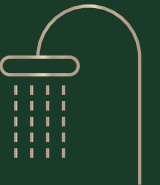
Approx. 51,509 sq ft of
Grade A open plan space



25 car parking spaces



50 bicycle parking
spaces



5 Showers &
WC facilities









PARNELL HOUSE

POINTS OF INTEREST

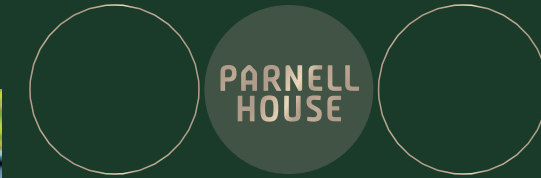
- | | |
|---------------------------|----------------------------|
| 1. Mountjoy Square | 11. Savoy Cinema |
| 2. The Spire | 12. Gresham Hotel |
| 3. O'Connell Street | 13. Jury's Inn |
| 4. Henry Street | 14. Chapter One Restaurant |
| 5. Busarus Bus Station | 15. IFSC |
| 6. The GPO | 16. TU Campus |
| 7. Rotunda Hospital | 17. Garden of Remembrance |
| 8. The Gate Theatre | 18. Temple Street Hospital |
| 9. Hugh Lane Gallery | 19. New National Library |
| 10. Dublin Writers Museum | |

TRANSPORT WALKING TIMES

- | | |
|---|---|
|  | Connolly DART Station..... 17 minutes |
| | Tara Street DART Station..... 16 minutes |
|  | LUAS Red Line Abbey St Stop..... 10 minutes |
|  | LUAS Green Line Parnell Stop..... 3 minutes |
|  | Dublin Bikes 2 minutes |
|  | Dublin Bus routes..... 1 minute |
|  | Aircoach 5 minutes |



With Parnell House as your office you are within walking distance of a cluster of cultural and lifestyle amenities and only a short walk to O'Connell Street, one of the most accessible locations in the city for both staff and clients.



Parnell House overlooks the Garden of Remembrance




Occupiers have an excellent mix of amenities to include restaurants, bars and cafes all within walking distance.

It has an entirely open plan layout allowing for full flexibility, the floorplates offer natural light throughout the building




Raised access floors and suspended ceilings



LED lighting



4 pipe fan coil air conditioning




Large glazed windows throughout



Floor to ceiling heights ranging from 2.75m to 3m

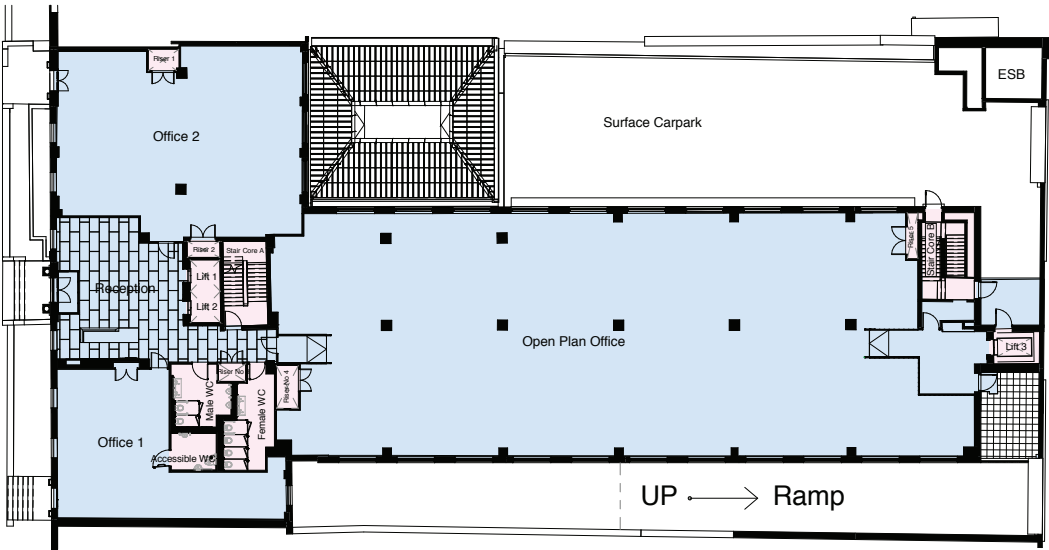


Tenant generator

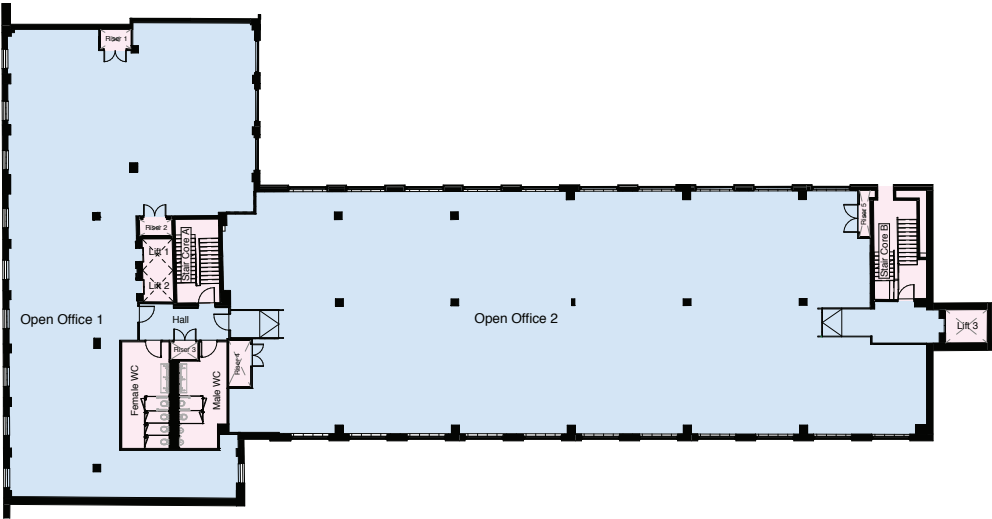


2 high end passenger lifts & 1 goods lift

GROUND FLOOR



TYPICAL FLOOR (FIRST-THIRD)

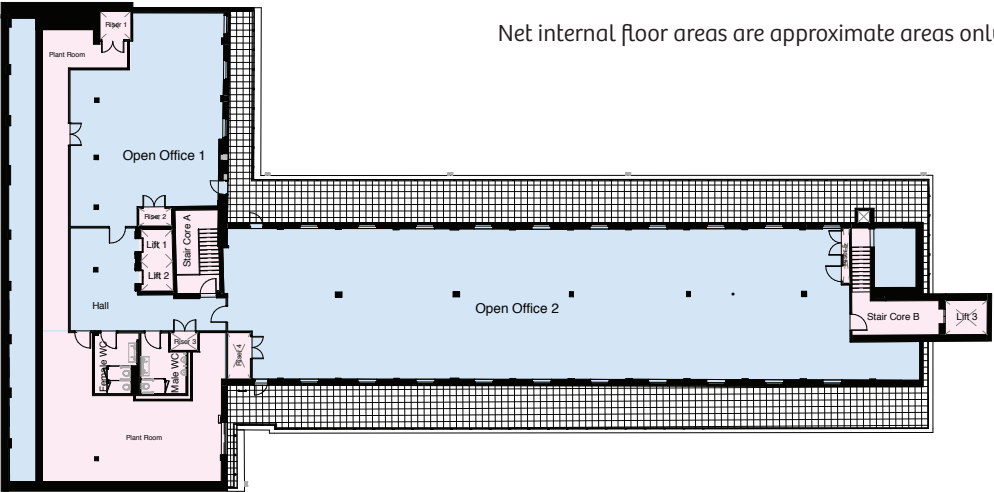


ACCOMMODATION SCHEDULE

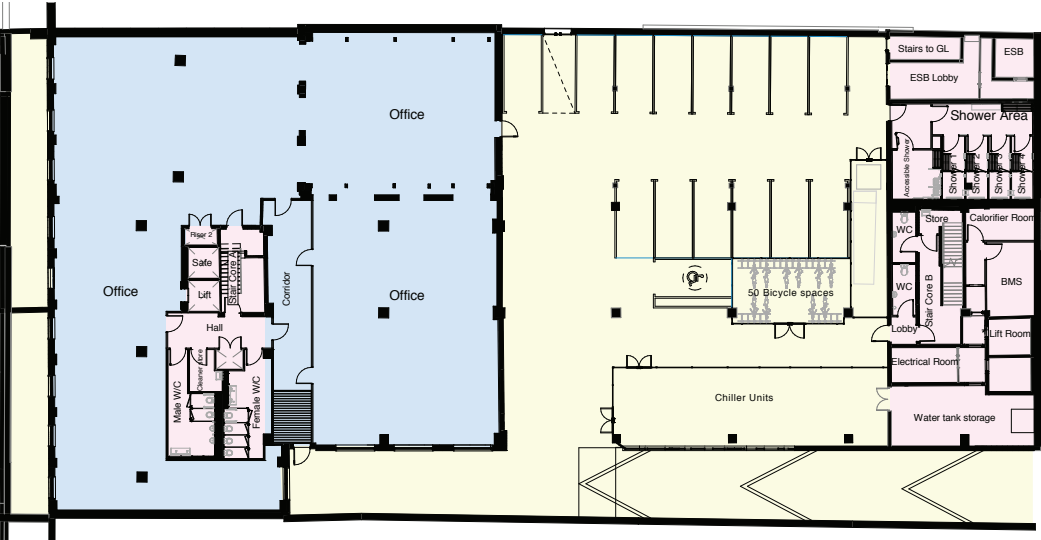
| FLOOR | SQ FT | SQ M |
|--------------------|--------|-------|
| Lower Ground Floor | 6,504 | 604 |
| Ground Floor | 9,890 | 919 |
| First Floor | 9,962 | 925 |
| Second Floor | 9,962 | 925 |
| Third Floor | 9,962 | 925 |
| Fourth Floor | 5,229 | 486 |
| Total | 51,509 | 4,785 |

Net internal floor areas are approximate areas only.

FOURTH FLOOR



LOWER GROUND FLOOR



VIEWING

Viewing is highly recommended and is strictly by appointment only with joint agent Savills Ireland and JLL

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