

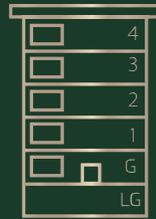


PARNELL
HOUSE

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



PARNELL HOUSE

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



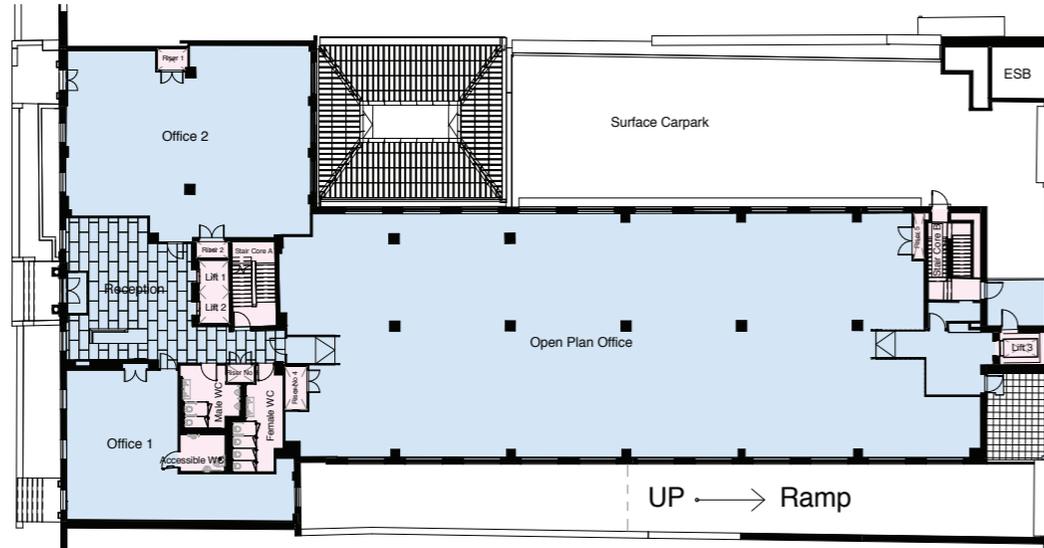
Occupiers have an excellent mix of amenities to include restaurants, bars and cafes all within walking distance.



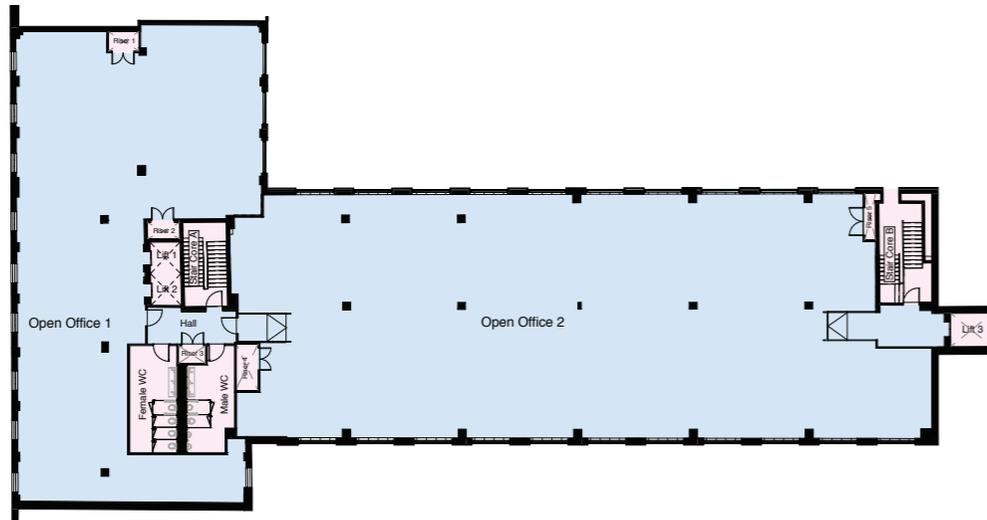
It has an entirely open plan layout allowing for full flexibility, the floorplates offer natural light throughout the building

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)

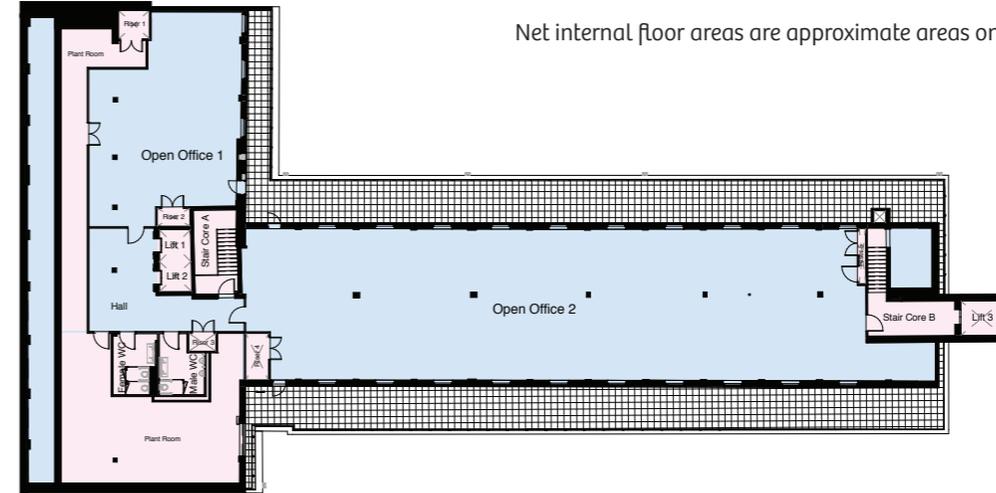


ACCOMMODATION SCHEDULE

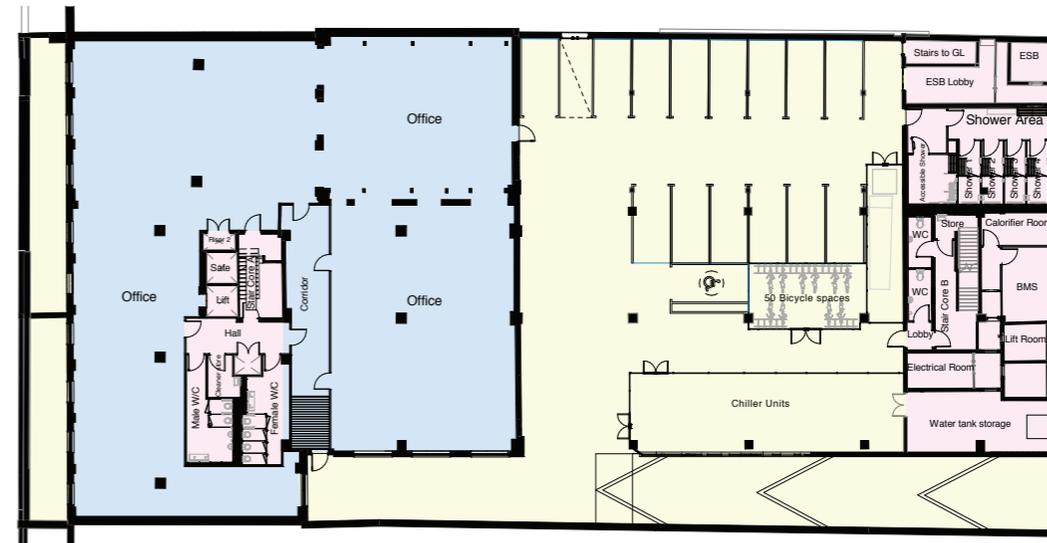
FLOOR	SQ FT	SQ M
Lower Ground Floor	6,504	604
Ground Floor	9,890	919
First Floor	9,962	925
Second Floor	9,962	925
Third Floor	9,962	925
Fourth Floor	5,229	486
Total	51,509	4,785

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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