



21 CHARLEMONT

OFFICES TO LET

GROUND, 1ST & 2ND FLOORS
21 CHARLEMONT
DUBLIN 2



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TO WATCH**

PROPERTY VIDEO

21

CHARLEMONT

GRADE A OFFICE BUILDING OFFERING OFFICE SPACE FROM 4,854 SQ FT TO 19,026 SQ FT.

Ground and first floors provide turnkey office accommodation, predominately open plan with meeting rooms, canteen and breakout space.

The second floor provides CAT A spec including raised access floors, suspended ceilings, carpets, and air conditioning. Car spaces and dedicated bicycle parking can be provided in the basement along with shower and changing facilities.

Grade A Office Space

Fully Fitted Accommodation

Excellent Location Overlooking the Grand Canal

Adjacent to Charlemont LUAS Station

By way of a Flexible Sub-Lease

High Quality End of Trip Facilities



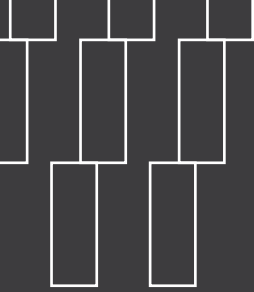
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PROPERTY VIDEO





21



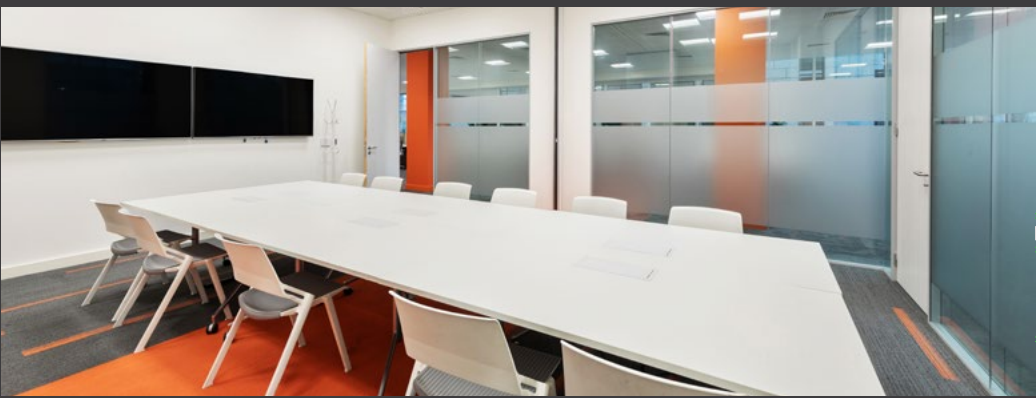
FULLY FITTED
ACCOMMODATION



COLLABORATIVE
COWORKING
AREAS



BREAKOUT
MEETING ROOMS



OPEN-OFFICE
FLOORPLAN



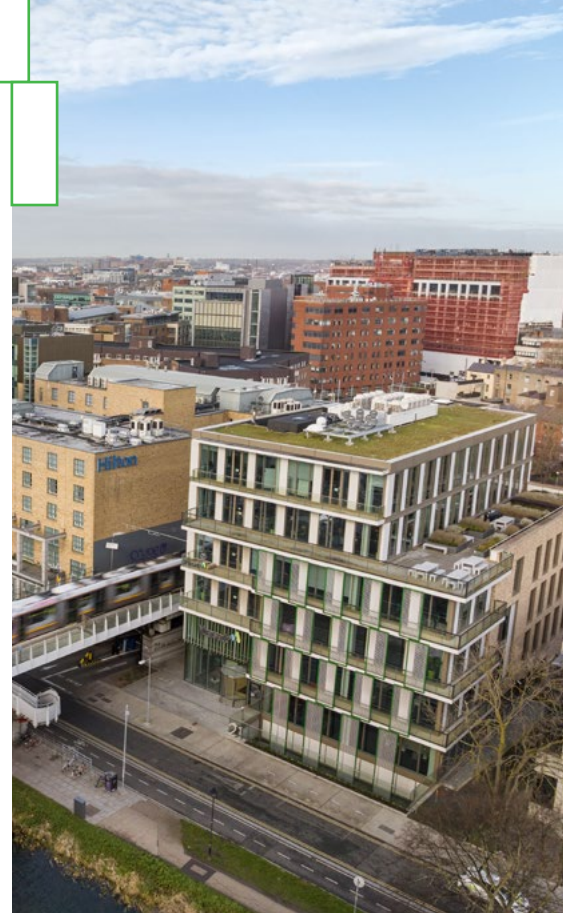
MODERN
CANTEEN WITH
DINING AREA



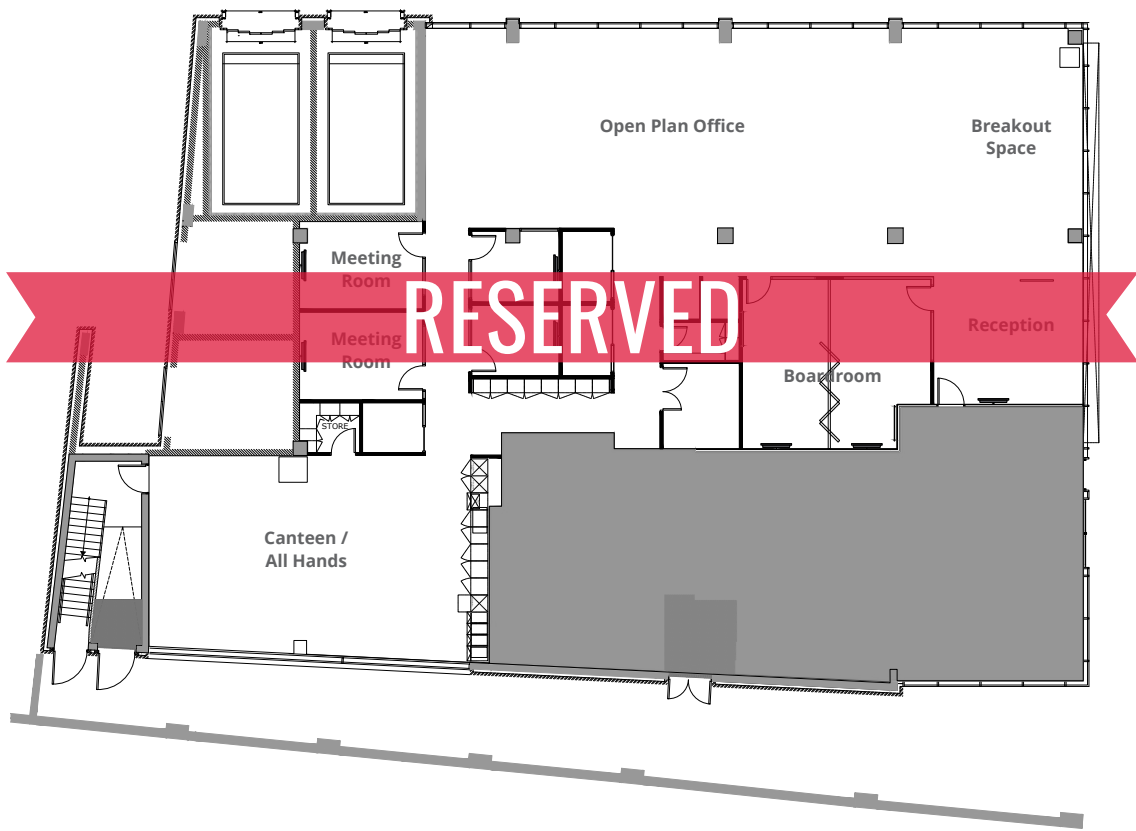
LOCATED IN THE HEART OF DUBLIN'S CENTRAL BUSINESS DISTRICT OVERLOOKING THE GRAND CANAL.

There are numerous corporate occupiers in the immediate area including LinkedIn, Amazon, Zendesk, Intercom and WeWork. The property is located next to Charlemont LUAS Station which connects the south suburbs to the city centre. Numerous Dublin Bus routes pass close by and there is a Dublin Bikes Station adjacent to the building.

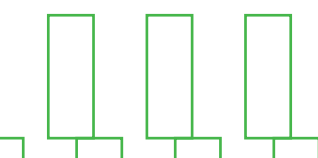
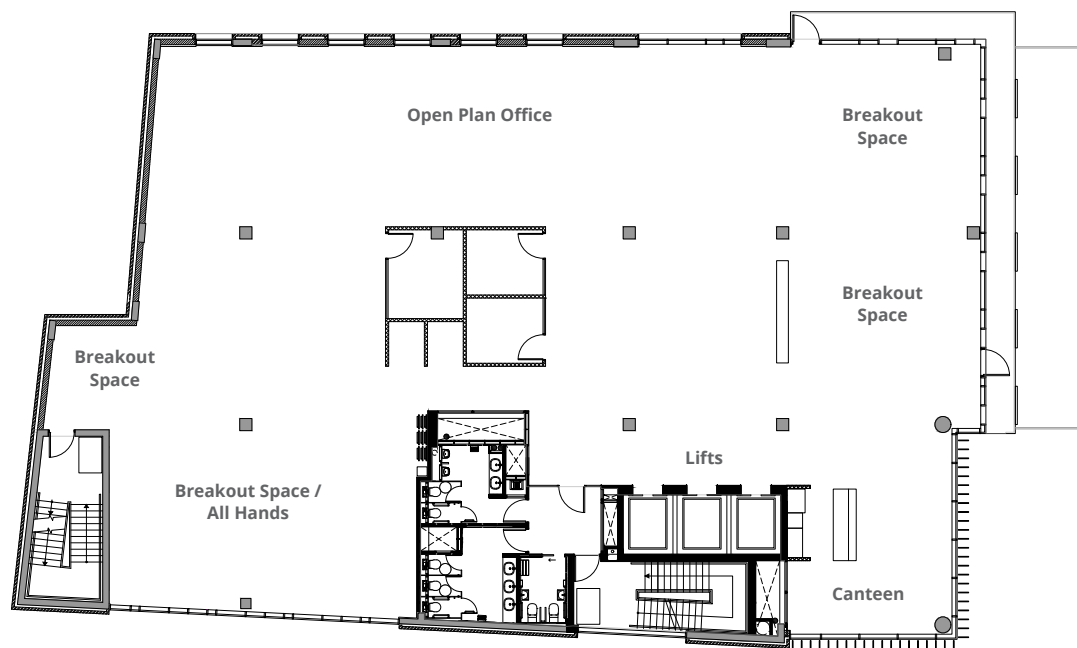
The immediate area is served by excellent amenities from a range of local conveniences including The Barge Gastro Bar, The Hilton Dublin, Clayton Hotel Charlemont, Centra, The Art of Coffee and The Odeon. The Iveagh Gardens and St. Stephen's Green are also within a short walk of the building.



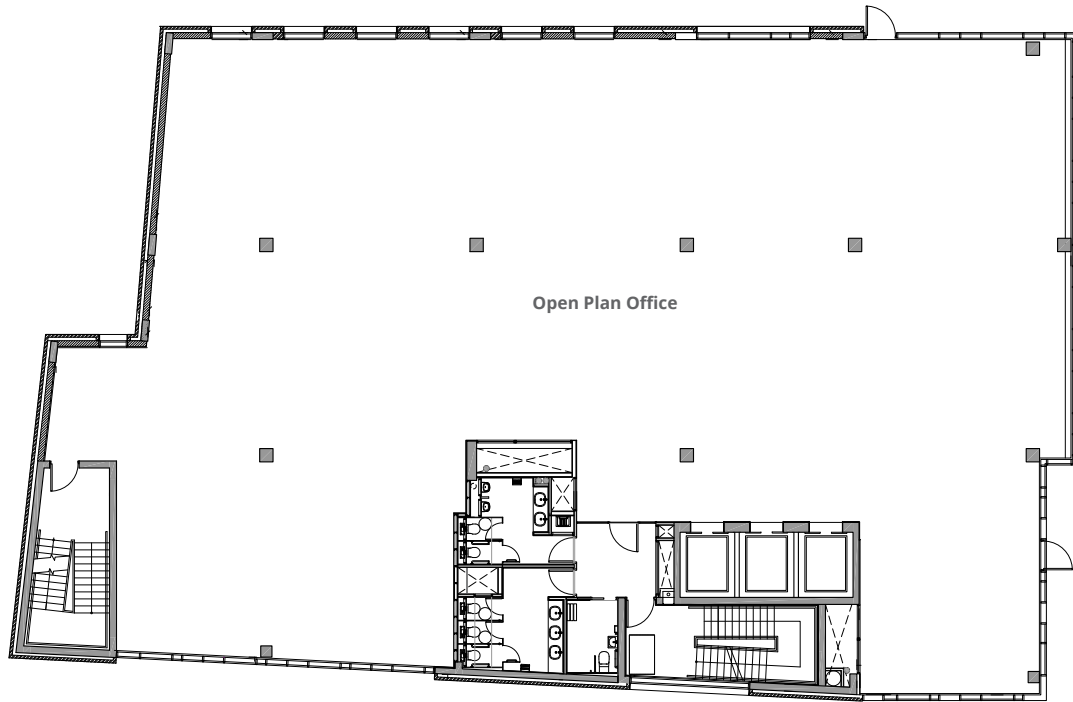
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



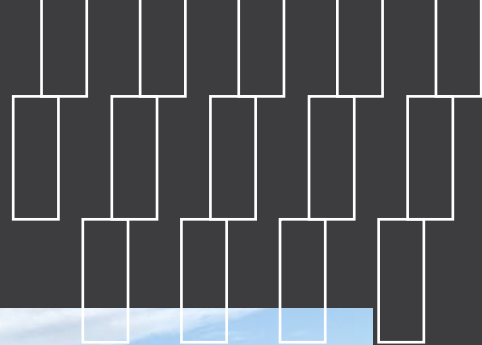
ACCOMMODATION

Floor	Sq Ft	Sq M
GROUND FLOOR (RESERVED)	4,854	450.9
FIRST FLOOR	7,086	658.3
SECOND FLOOR	7,086	658.3



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PROPERTY VIDEO



LEASE TERM

Available by way of flexible sub-lease(s)

BER



RENT

On application

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