



ONE

G R A N D P A R A D E

DUBLIN 6

ONE

GRAND PARADE



LOCATION

One Grand Parade occupies a prominent position overlooking the Grand Canal and the Charlemont LUAS station. The immediate area has proven very popular with occupiers in recent times with Amazon, Zendesk, Viasat and Magento all located within neighbouring buildings. Other notable occupiers in the wider area include WeWork, Dropbox, Slack, Aviva, LinkedIn and EY. Charlemont now is an established corporate location which has experienced significant investment in recent times.

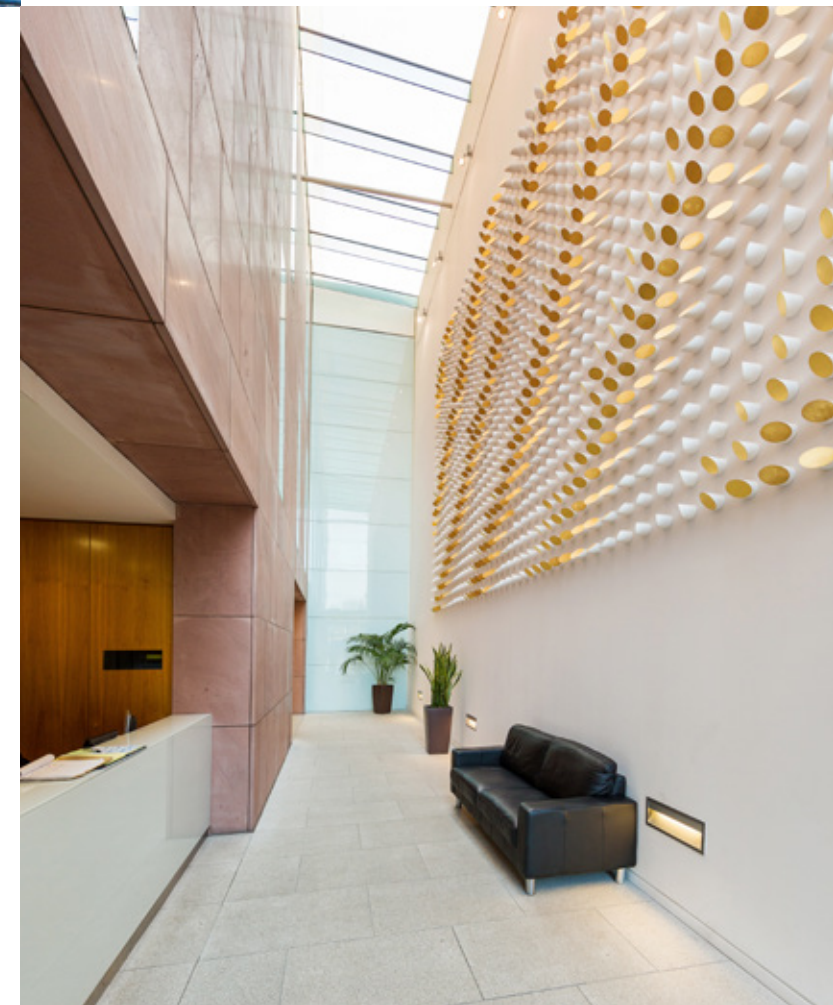
The location provides occupiers with excellent transport links. The LUAS Green Line runs alongside the property and is accessible at Charlemont, directly opposite the building linking the location with Grafton Street, Ranelagh, Dundrum, Sandyford and Cherrywood. Numerous Bus routes serve the location and provide access to and from the city centre and the greater Dublin area.

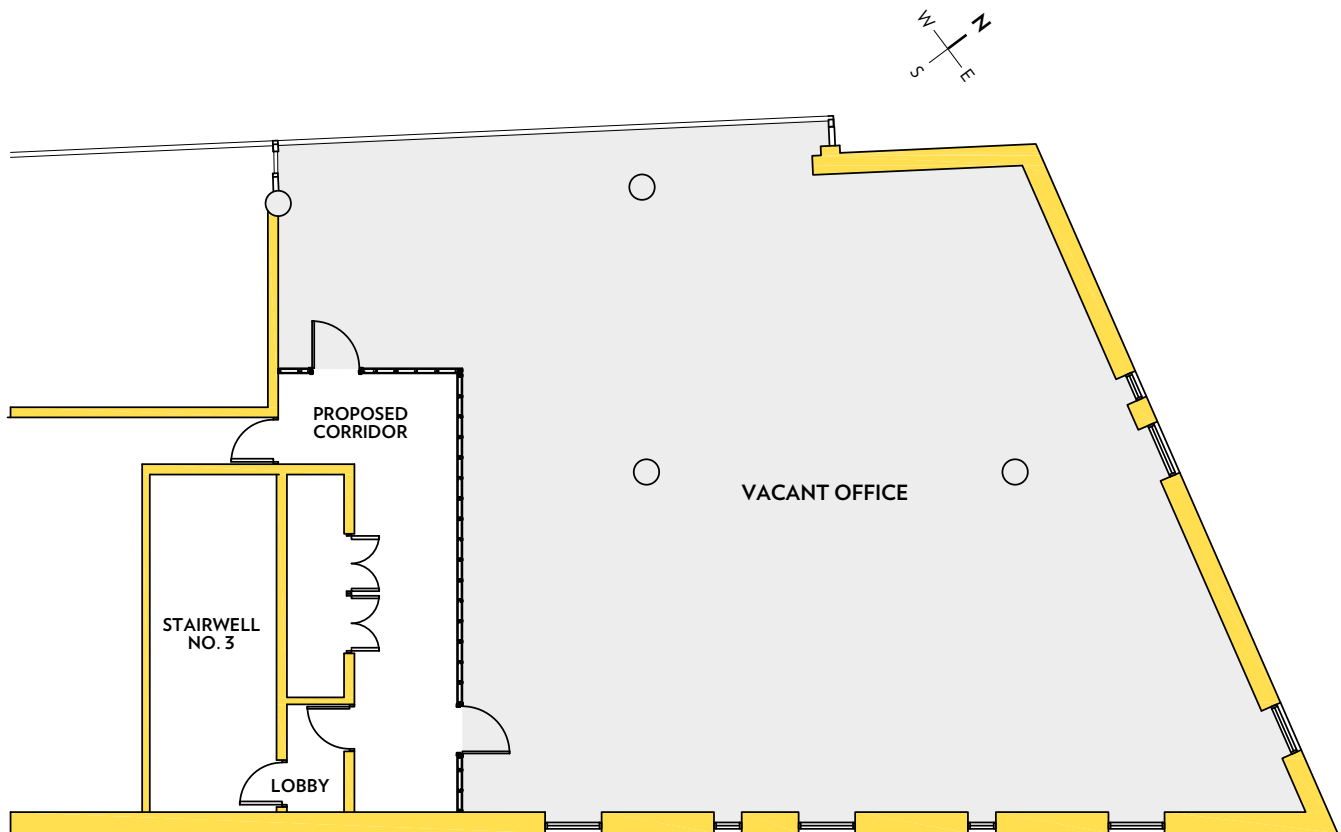
There are abundant amenities in the area given the position of the building between the city centre and Dublin 2 to the north and the popular suburb of Ranelagh to the south. There are shops, bars, restaurants, coffee shops, gyms and local parks all in the immediate vicinity. The Hilton Hotel is located across the road.

One Grand Parade comprises a six storey over basement modern Grade A office building.

The available accommodation is located on the fourth floor and comprises an office suite extending to approximately 194 sq. m. (2,088 sq. ft.). The office benefits from excellent views over the Grand Canal and facilities within the building include car parking, bicycle storage and shower facilities all at basement level.

- Open plan well configured floor plate
- Full height glazing
- Raised access floors with floor boxes (1:10 sq. m.)
- Fully carpeted
- Suspended ceiling with CAT 2 lighting
- Floor to ceiling height of 2.7 metres
- Four pipe fan coil air conditioning
- Communal shower and changing facilities
- Bicycle storage





Fourth Floor Plan (not to scale)

ACCOMMODATION

Fourth floor - approx. 194 sq. m. (2,088 sq. ft.).

CAR PARKING

1 car space can be provided.

LEASE

Short term sub-lease on offer.

RENT

On application.

BER DETAILS

BER Number: 800614653



CONTACT AND FURTHER INFORMATION



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