

ONE
KILMAINHAM
SQUARE

TO LET

SUITE ONE & TWO, PART LOWER GROUND FLOOD



ONE
KILMAINHAM
SQUARE



SPECIFICATION

- Fully furnished office space
- Available on flexible lease terms
- Option to split into two separate office units
- Welcoming, modern reception area
- Large kitchen area
- Several meeting rooms
- Large board room
- Key card access control system
- 11 designated car spaces available with direct lift access from car park
- Ladies and Gents toilets fitted with showers

LOCATION

One Kilmainham Square occupies a prime address in one of Dublin's most dynamic and well-connected business districts. This prestigious location places you minutes from the heart of the city, with excellent transport links including numerous bus routes, Heuston Station, and the LUAS red line all within easy walking distance.

Set beside the landmark Hilton Hotel, the building enjoys an enviable position surrounded by quality amenities. From the artisan flavours of Loaf Café to the community spirit of the Dublin Food Co-op and the world-class care at St James's Hospital, everything you need is close at hand—making this an address that blends business advantage with everyday convenience.



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PHOENIX PARK

HEUSTON TRAIN STATION

IMMA GARDEN WALK

SPAR/INSOMNIA

HILTON HOTEL

ACCESS TO CARPARK

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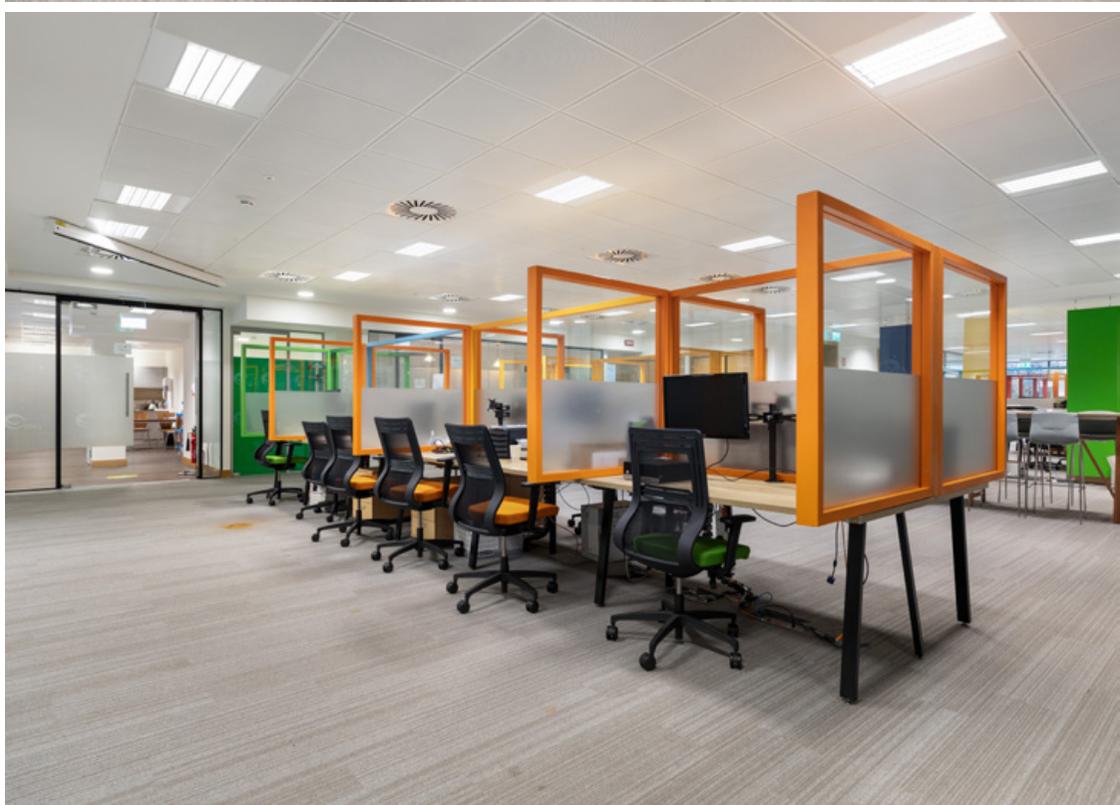
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BUS STOP 2640

DUBLIN FOOD CO-OP



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DESCRIPTION

One Kilmainham Square presents high-quality office accommodation in the heart of Dublin 8, combining a prime location with flexible workspace solutions.

This modern, well-appointed building offers a fully fitted lower ground floor extending to approximately 11,022 sq ft (NIA). Exceptionally bright thanks to extensive floor-to-ceiling glazing, the space delivers an inviting and productive working environment.

The property benefits from secure underground car parking with direct lift access, while the impressive main reception, framed by a dramatic glass atrium - sets a professional and welcoming

tone from the moment you arrive. Flexible leasing options are available, from short terms until mid-2031 to longer arrangements if preferred, with the potential to divide the space into two self-contained offices.

One Kilmainham Square is home to an established community of leading international businesses, including Heineken, Parexel Pharma, and Klas Telecom.



Description	Sq m (NIA)	Sq ft (NIA)
Lower GF Zone 1	392.6	4,227
Lower GF Zone 2	631.3	6,795
Total	1023.90	11,022

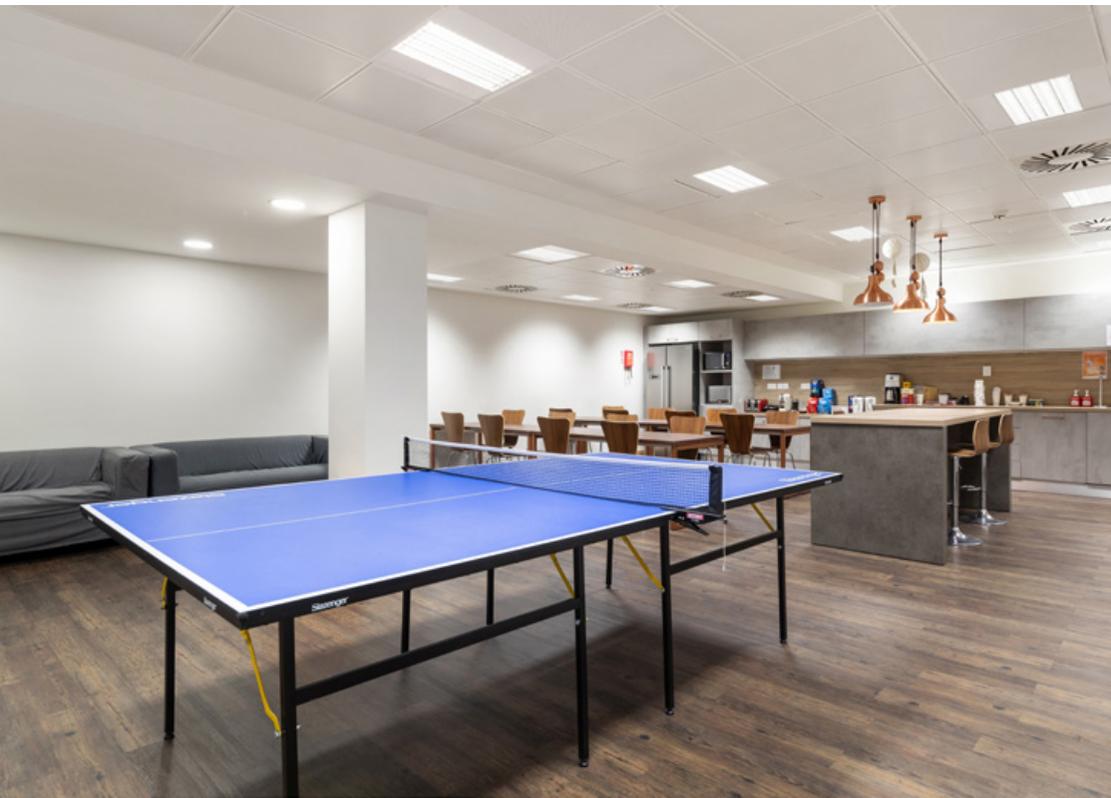


Proposed Lower Ground Floor Plan
 1:100



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Quoting rent

POA

Service Charge

Approx. €9.46 per sqft

Estimated Rates:

€4.92 per sqft (NIA)

BER



Further Information / Viewing

Viewing is strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Lisney

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.