



## **OFFICE TO LET**



**1 CUMBERLAND PLACE,  
DUBLIN 2**

Quality fitted office in walk-in condition



## DESCRIPTION

1 Cumberland Place offers quality office accommodation in a central and sought after Dublin 2 location.

1 Cumberland Place was fully refurbished and repositioned in 2016 to Grade A specification with strong sustainability credentials and quality finishes throughout.

We are marketing the Lower Ground to Fourth Floor which provide high quality modern office accommodation fully fitted to an exceptional standard, offering a plug & play solution to an incoming occupier.



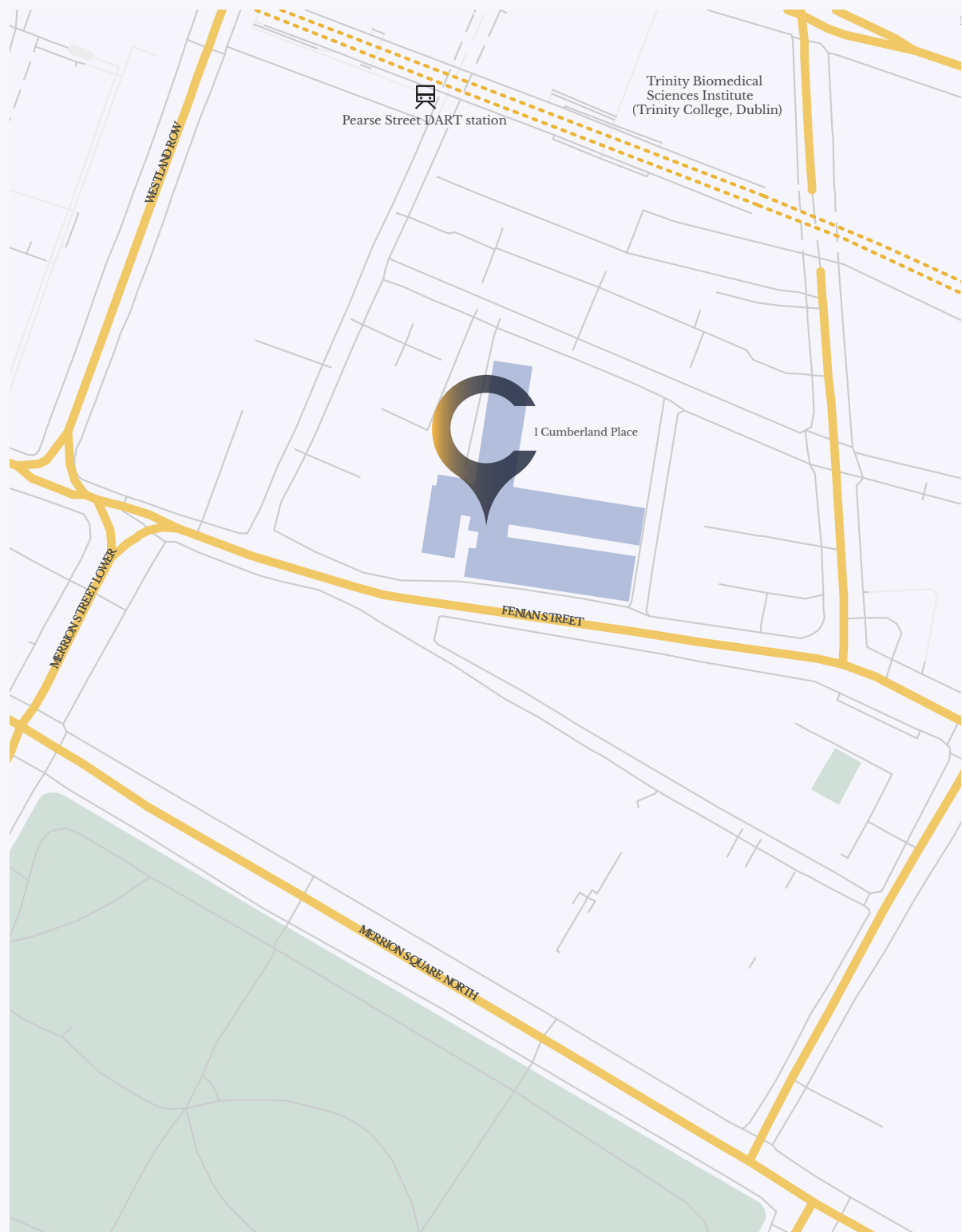


# LOCATION

Located in central Dublin 2, 1 Cumberland Place is ideally positioned with a range of transport and amenity options in the immediate area.

The building benefits from an on-site café, Tang, and is in close proximity to further offerings including Merrion Square Park, Note, The Gingerman Pub, Bear Market and The Alex Hotel to name just a few.

It is a highly accessible location with Pearse Street DART station a short 2 min walk, Dublin Bikes station a 1 min walk and numerous Dublin Bus routes in a short walking distance.





# SPECIFICATION

The premises is fully fitted to the following specification:

CAT A:



LED lighting



Air-conditioning



Exposed ceilings

CAT B:



Average of 162 workstations per floor



Several meeting rooms per floor



Canteen and kitchen per floor





# ACCOMMODATION

Average of 162 workstations per floor



Several meeting rooms per floor



Canteen and kitchen per floor



Large staff kitchen and break out space on ground floor



Separate dedicated reception area on ground floor



Ground floor has access to dedicated large external terrace









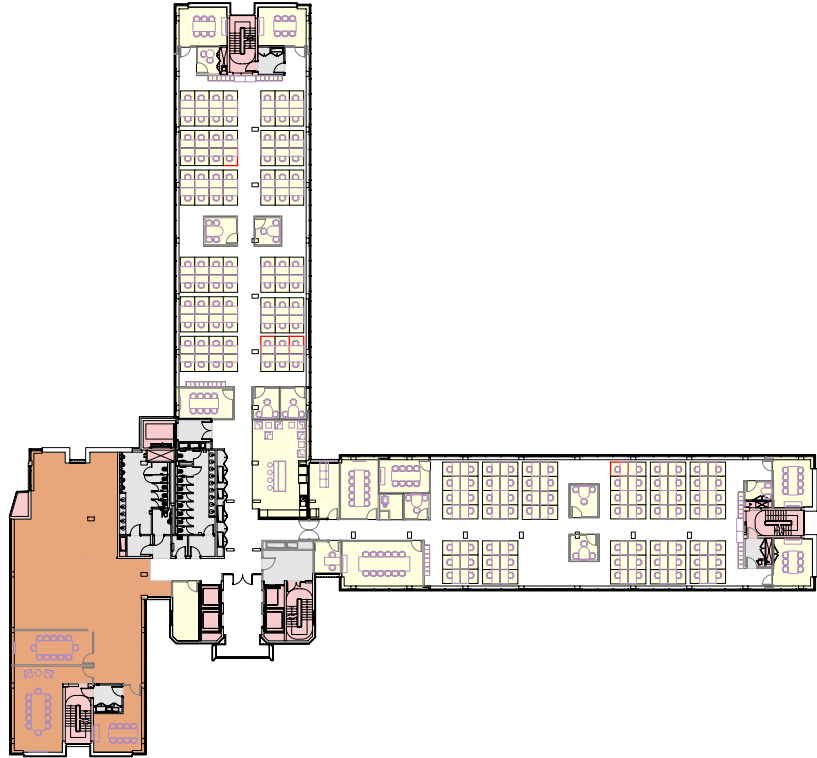
# SCHEDULE OF ACCOMMODATION

Floor	Size Sq Ft	Size Sq M
Lower Ground	7,524	699
Ground	22,169	2,059.57
1st	16,267	1,511.25
3rd	16,230	1,507.82
4th	16,293	1,513.67
<b>Total</b>	<b>94,749</b>	<b>8,802.47</b>

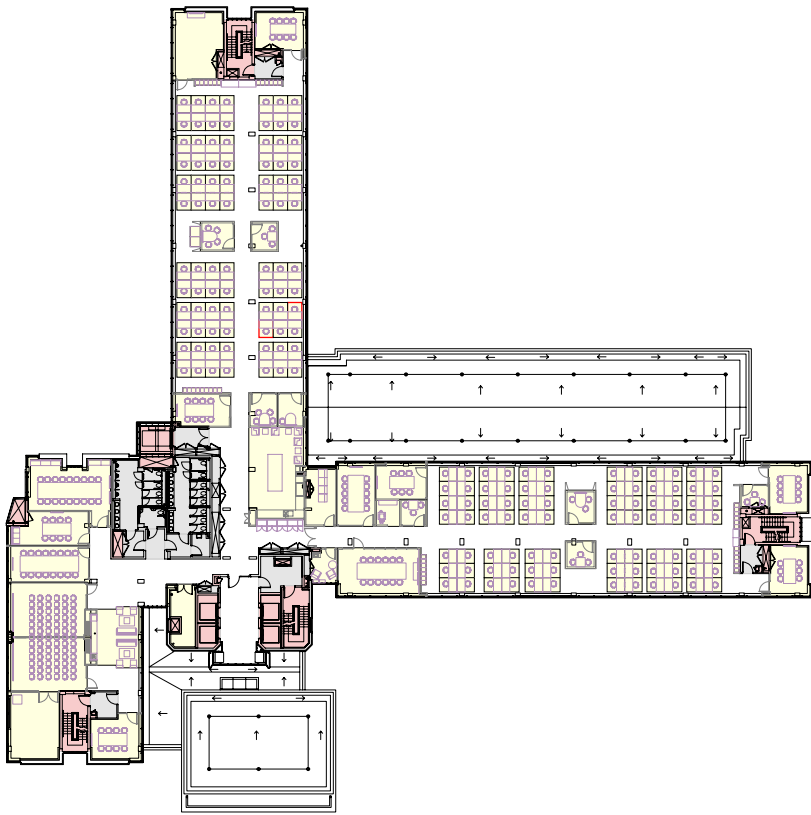
Ground Floor Floor Plan



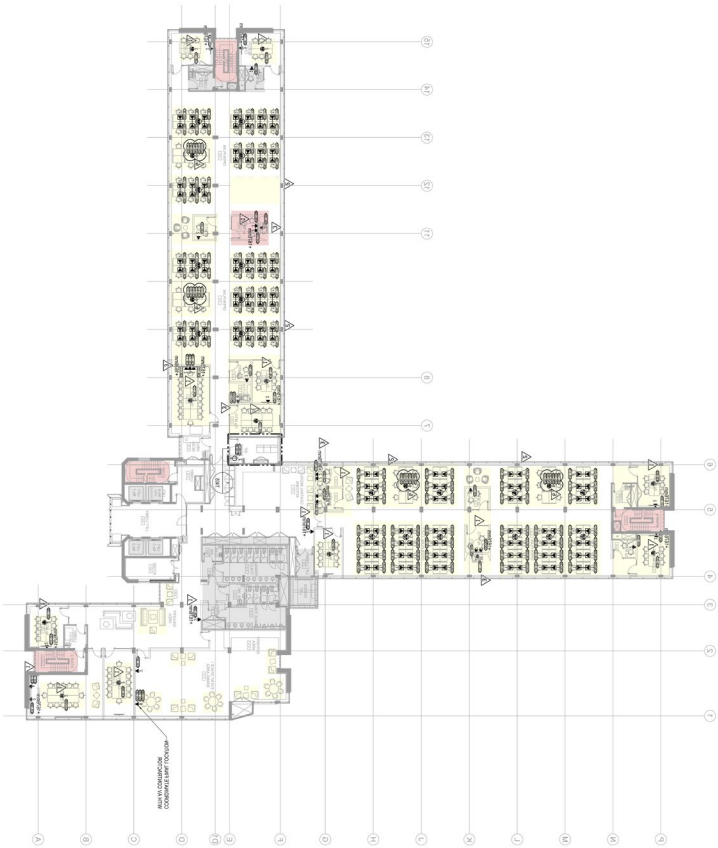
3rd Floor Floor Plan



1st Floor Floor Plan



4th Floor Floor Plan





# Sustainability



# Rent

On application.

# Service Charge

€8.83 per sq ft based on 2024 budget.

# Lease Term

Available in its entirety by way of lease assignment, or on floor by floor(s) basis on sublease(s) until 30 June 2028.

# Commercial Rates

€6.37 per sq ft based on the 2024 budget.







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