



PORTVIEW HOUSE

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THORNCASTLE STREET, D04 V9Y9

FULLY FITTED 'PLUG & PLAY'
OFFICES TO LET


SECOND FLOOR


565 SQ. M. (6,085 SQ. FT.)

Portview House is a Grade A waterfront office, which benefits from unrivalled views across the Dublin Docklands


The second floor provides fully-fitted office accommodation on a modern floor plate, benefiting from a mix of open plan and cellularised offices.

 SECOND FLOOR
6,085 SQ. FT.

 OPEN-PLAN AND
INDIVIDUAL OFFICES

 70
DESKS


 FOUR
SECURE CAR
PARKING SPACES

 2.65 M
FLOOR TO
CEILING HEIGHTS

 SHOWER
FACILITIES

 MEETING ROOMS
& BOARDROOM

 FULL HEIGHT
GLAZING ON
SECOND FLOOR

 FLEXIBLE
LICENCE TERMS

WELL APPOINTED RECEPTION & LOBBY AREAS

 STUNNING VIEWS
OVER DUBLIN
DOCKLANDS

 BIKE
STORAGE
ON SITE

 NEW FITTED
KITCHENETTE
FACILITIES

 POINT SQUARE
SHOPPING MALL
5 MINUTE WALK

 ON FOOT:
8 MINUTES TO LUAS
15 MINUTES TO DART

DESCRIPTION



The property comprises a 6 storey over basement building, with a shared manned reception.

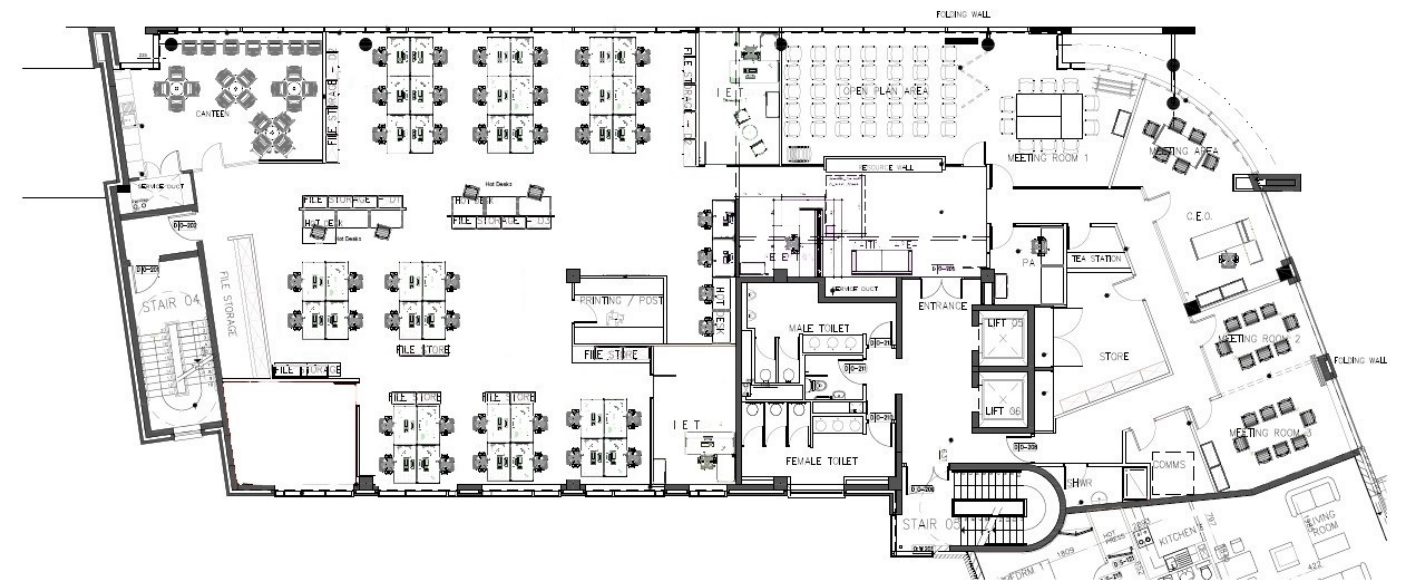
The second floor comprises fully-fitted "Plug & Play" office accommodation ready for immediate occupation. The floor plate benefits from a number of individual offices, meeting rooms, a boardroom and a canteen facility. Floor-to-ceiling glazing allows for excellent natural light throughout and exceptional views across the Dublin Docklands.



Accommodation

Floor	Sq. ft.	Sq. m.	Car parking
Second Floor	6,085	565	4

Measured on a net internal basis.



Floor plan is for illustrative purposes only.

- 70 desks
- Density 1:90 sq. ft.
- Fully fitted canteen
- Fully Fitted Reception
- Executive Office
- Meeting Rooms X 3
- Shower Facility
- Tea Station
- Comms Room
- Store Room
- Large Boardroom / Conference Room

OUTLINE SPECIFICATION

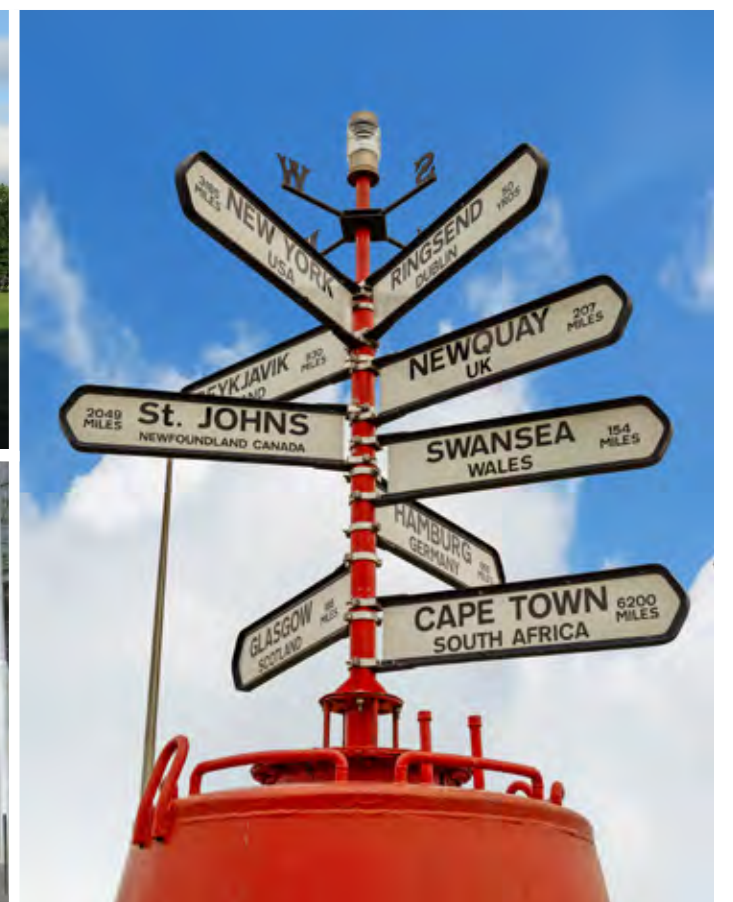
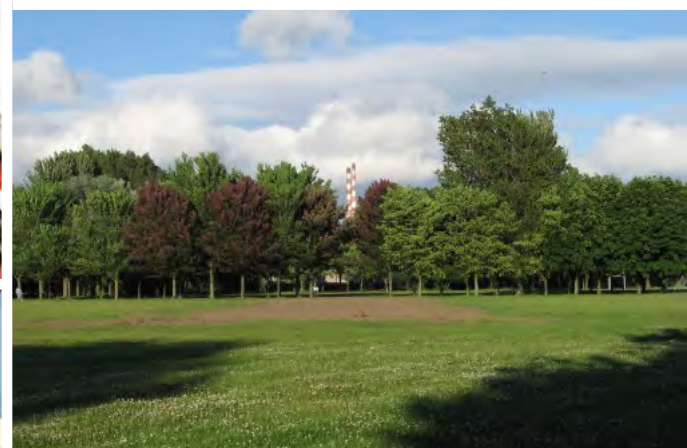
- Fully-fitted "Plug & Play"
- Raised access floors with carpet finish
- Floor boxes wired for primary power and data
- Suspended ceilings with LED lighting
- Air conditioning
- Spacious canteen facility
- Excellent natural light to open plan offices
- Multiple individual offices and meeting rooms
- High speed lift to all floors
- 2.65 m floor-to-ceiling height
- Secure basement car and bike spaces
- Shower facilities



LOCATION

Portview House is situated in a prime waterfront location overlooking Dublin Docklands, minutes from the City Centre.

The building is within walking distance from the landmark event venues of the 3 Arena, Aviva Stadium and Bord Gáis Energy Theatre. The surrounding area is home to an abundance of best-in-class amenities including The Bridge Cafe, Basil Pizza, Ringsend Park and The Gibson Hotel, to name but a few. Neighboring high-profile occupiers include Google, Pfizer, Facebook, ARUP and Mason Hayes & Curran and JP Morgan and many others.






TRANSPORT

The property is excellently served by all transport links including the Red Line Luas, an 8 minute walk away via the East Link Bridge, Grand Canal train station approximately a 15 minute walk away and a number of Dublin Bus routes available within the immediate vicinity. The building is also located adjacent to the East Link Toll Bridge linking North and South Dublin.









Portview House is easily accessible by bicycle from both the North and South Docks with private cycling facilities prioritised within the building.

From Portview House

BY CAR

 Port Tunnel	8 mins
 M50 via Port Tunnel	12 mins
 Dublin Airport via Port Tunnel	15 mins

WALKING TIME

 Luas Red Line	8 mins
 Luas Green Line	30 mins
 Dublin Bus	8 mins
 Dublin Bike	8 mins
 Airlink	11 mins
 DART Grand Canal Dock Station	15 mins
 Pearse Street Station	22 mins
 Connolly Station	27 mins





YOUR NEIGHBOURS

TECHNOLOGY SECTOR

- 1. Google
- 2. Informatica Core Autodesk
- 3. Facebook
- 4. Airbnb
- 5. LogMeIn / Airbnb / Wix
- 6. HubSpot
- 7. Equifax
- 8. Three Mobile
- 9. Aptiv / DocuSign
- 10. Salesforce
- 11. Blueface / Gilead
- 12. Microsoft
- 13. WeWork

PROFESSIONAL SERVICES

- 14. Mason Hayes & Curran
- 15. William Fry
- 16. Accenture
- 17. Indeed / JP Morgan
- 18. State Street
- 19. Matheson
- 20. Beauchamps
- 21. McCann Fitzgerald
- 22. A&L Goodbody
- 23. AIG
- 24. PWC
- 25. NTMA

FINANCIAL SERVICES

- 26. HSBC Bank
- 27. SEB Life
- 28. BNY Mellon
- 29. Citigroup
- 30. Credit Suisse
- 31. Central Bank of Ireland

OTHER OCCUPIERS

- 32. 3Arena
- 33. The Mayson
- 34. Convention Centre
- 35. The Marker Hotel
- 36. The Clayton Hotel
- 37. Bord Gáis Energy Theatre

RESIDENTIAL

- 38. Alto Vetro
- 39. Gallery Quay
- 40. Millennium Tower
- 41. Capital Dock
- 42. Dublin Landings
- 43. Spencer Dock



FURTHER INFORMATION:

Rent:

On application

Inspection:

Strictly by appointment

BER:

BER D1

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