



— THE —
B E N S O N

BRITAIN QUAY, DUBLIN 2

A PROJECT BY



**A Striking, Standalone
Head Quarter Office
Building Available
Immediately.**



17,387 sq. ft.
Grade A HQ Office



Own Door Building
Offering Space over
2 Floors & Unique
Branding Opportunity



Bright Double
Height Reception
Entrance



2.85m Floor to
Ceiling Heights



13-Person
Passenger Lift



2 Car Spaces



Private Terrace



BER A3

Designed to the
highest standards
and finished to LEED
Gold V4 and BER A3

A Highly Sought-After Occupier Destination In The Heart Of Dublin's CBD





Efficient
Floor Plates



4 Pipe Coil Air
Conditioning



Raised Access
Floors with
200mm Floor
Zone



Designed Occupancy
Rate
of 1.8 sq m



Sprinkler
System



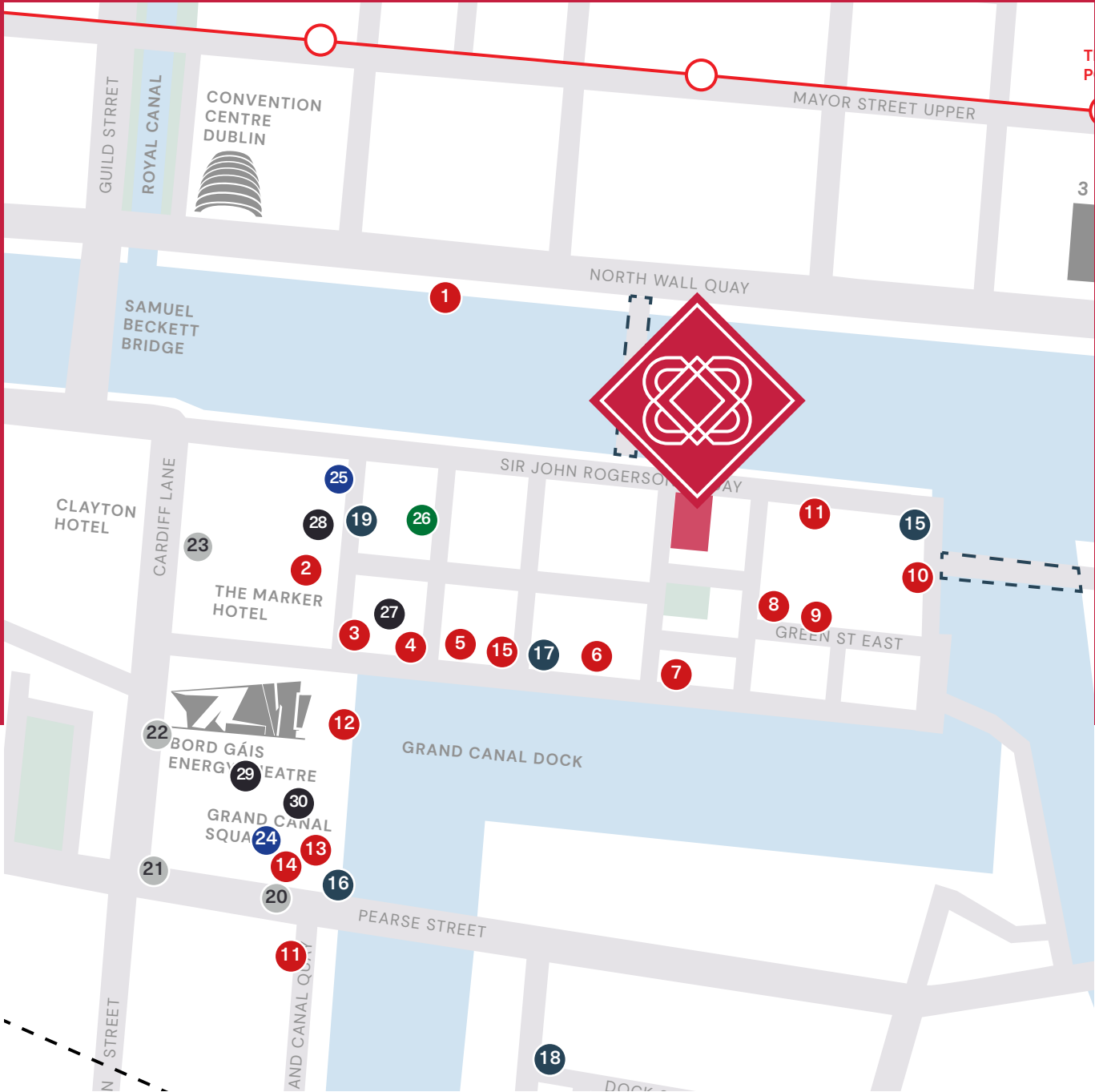
Automatic LED
Lighting Control
System



Fully Finished
Internal Common
Areas and Toilets



A Superbly
Connected Building
In A Vibrant Area
With Ample Tenant
Amenity



Restaurants

1. MV Cill Airne
2. Lolly & Cooks
3. Herbststreet
4. Boojum
5. Milano
6. MacKenzie's
7. Pause Cafe
8. Hand Print Coffee
9. Freshii Capital Dock
10. Brewdog
11. The Art of Coffee
12. Cafe Bar H
13. Nutbutter
14. Il Valentino
15. Insomnia Coffee



Retail

16. Fresh
17. Spar
18. Eurospar
19. Dry & Fly



Sports

20. Andy Kenny Fitness
21. Educogym
22. FLYEfit Macken St
23. Club Vitae Health & Fitness



Pharmacies

24. Gallery Quay Pharmacy
25. Life Pharmacy Hanover



Doctors

26. Docklands Dental













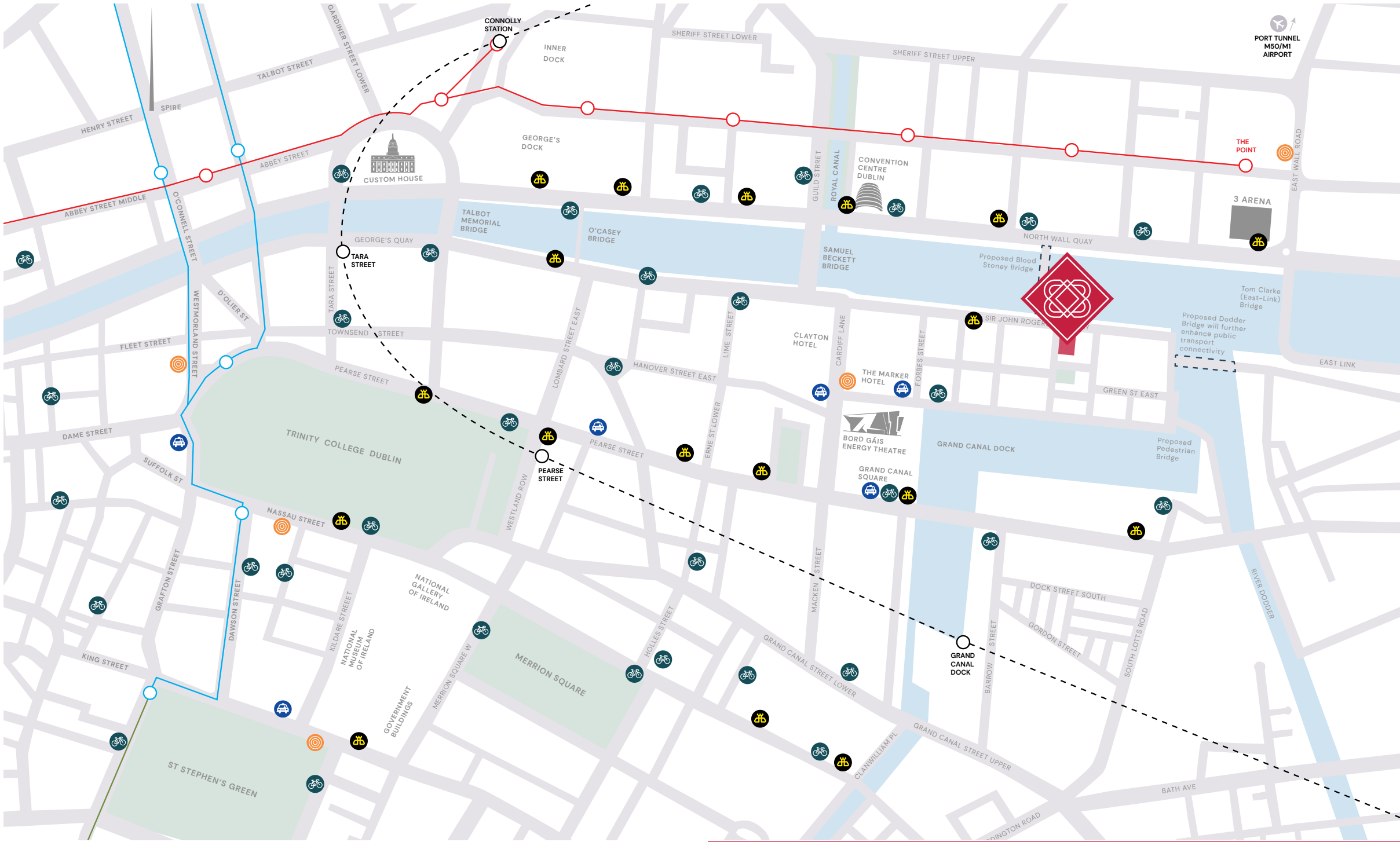
Banks

27. AIB
28. KBC
29. Bank of Ireland
30. HSBC

Well-Connected, Reliable Public Transport Options

Linking the Benson Building to
the greater CBD, Dublin's North
and South Suburbs and Wicklow

-  The Benson Building
-  Luas Green Line
-  Luas Red Line
-  Luas Cross City Line
-  DART Line / Irish Rail
-  Taxi
-  Dublin Bus
-  Dublinbikes
-  Aircoach
-  Airport



Dublin Bus



Various
locations

Taxi



Various
locations

Drive



M50
ring road

Dublinbikes



1
minute
walk

Luas Red Line



13
minute
walk

Aircoach



5
minute
walk

Airport

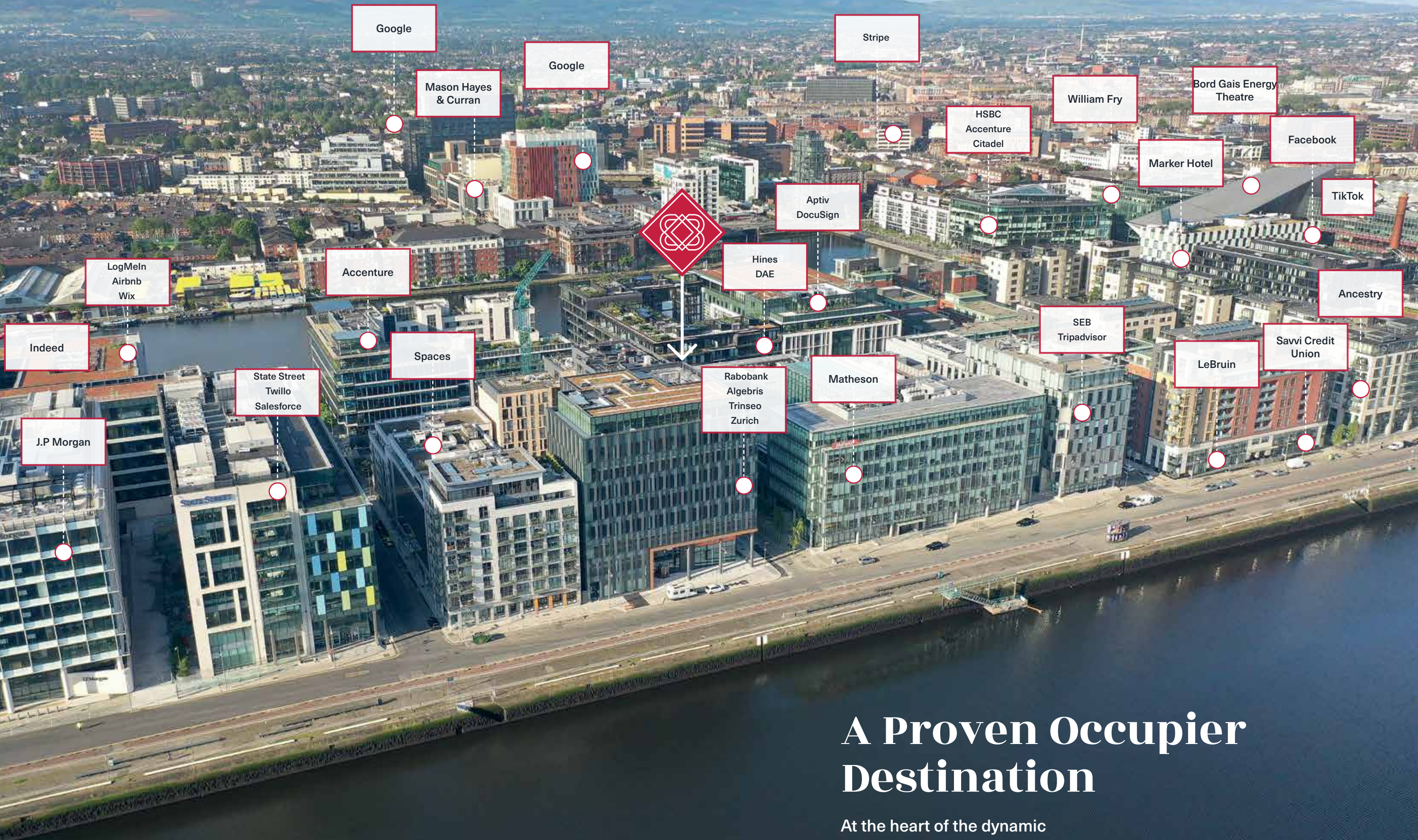


20
minute
drive

Rail/Dart



15
minute
walk



A Proven Occupier Destination

At the heart of the dynamic
South Docklands

Premium Tenant Facilities



Next to the Benson Building is a newly developed pocket park 'Benson Park' which provides a sheltered outdoor meeting and recreational space for local staff and employees.



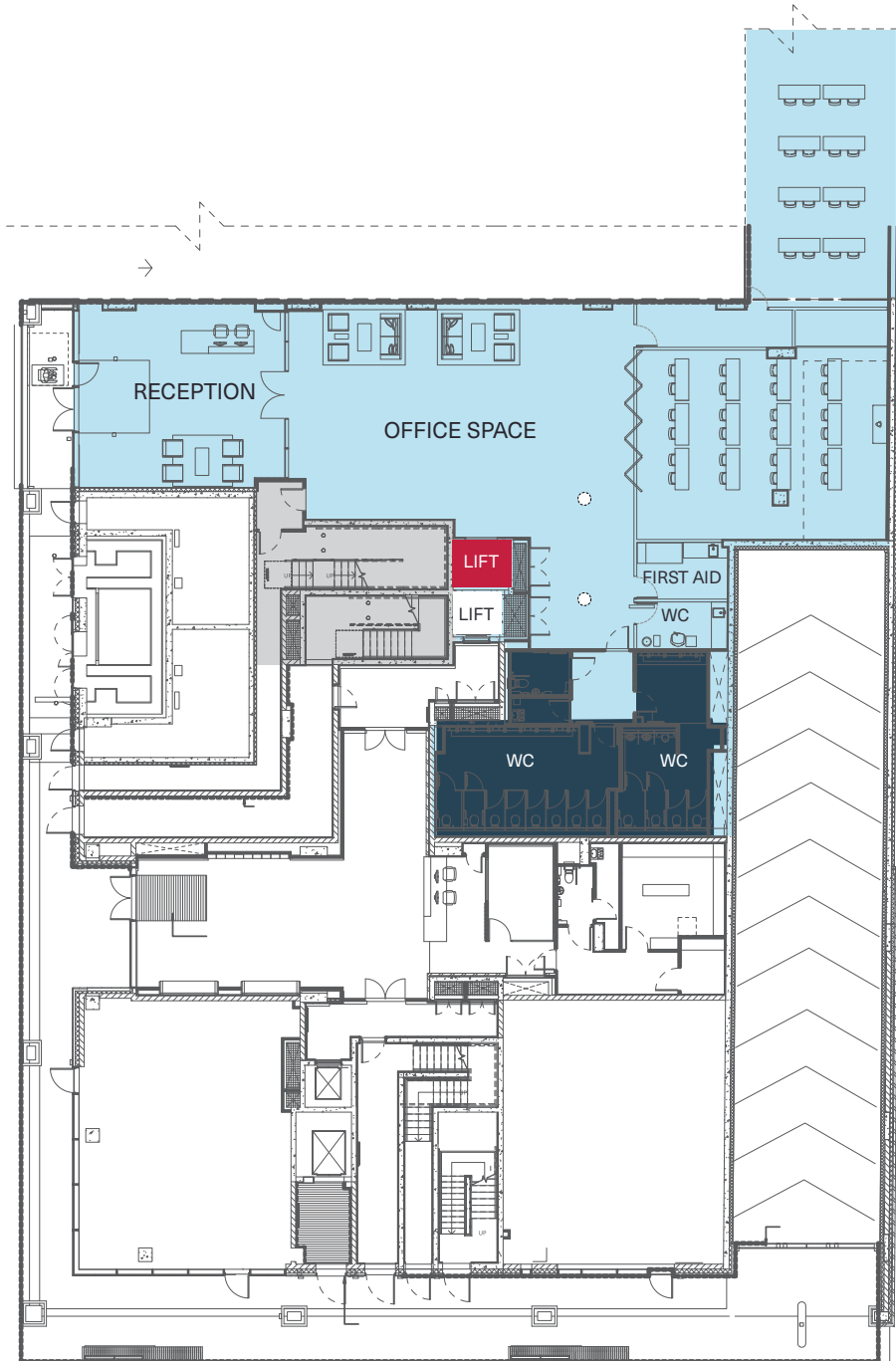
Accommodation Schedule

	sq m	sq ft
Ground Floor	429	4,621
First Floor	1,186	12,766
Total	1,615	17,387

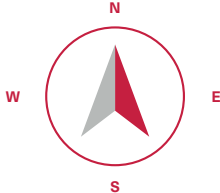
Ground Floor Test Fit

First Floor Test Fit

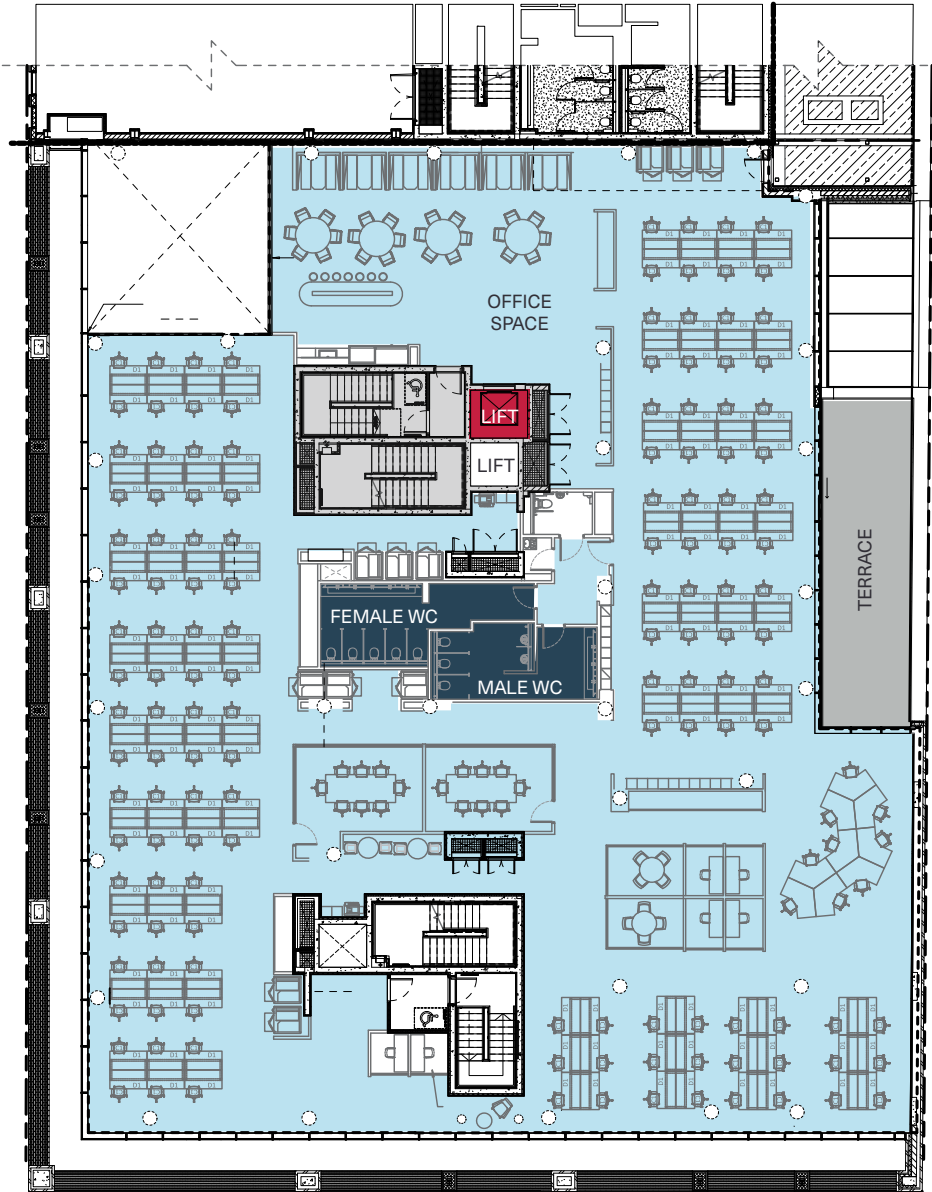
Britain Quay Road



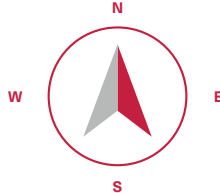
- Legend
- Office Space
 - Lifts
 - WC



Britain Quay Road



- Legend
- Office Space
 - Terrace
 - Lifts
 - WC





Agents

For more information contact letting agents

A PROJECT BY



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