



OFFICES TO LET

CIARÁN O'CONNOR

ciaran.oconnor@colliers.com

Colliers
Hambleton House,
19-26 Lower Pembroke Street,
Dublin 2, Ireland
+353 1 633 3700

colliers.ie

PSRA Licence No. 001223

THIRD FLOOR

The Exchange Buildings Dublin 2

The 3rd floor, in the newly completed 4 storey over basement extension, provides modern office accommodation while connecting to the historic building via a glazed atrium. The 3rd floor provides a fully fitted office solution and the specification includes raised access floors wired for power & data, exposed ceilings, LED lights, dedicated comms room and air conditioning. The office benefits from open plan accommodation and breakout space at either end of the floor. On the ground floor there is a manned reception, a shared kitchen, with showers and changing facilities located on the lower ground floor.



LOCATION

The Exchange Buildings is located off Dame Street, in the heart of Dublin city centre. Situated at the end of Foster Place, The Exchange Buildings are a stone's throw from the main gates of Trinity College. Grafton Street, Temple Bar and Dublin Castle are all within a short walk, with numerous cafes, bars, restaurants and hotels in the immediate area.

The Exchange Buildings benefits from excellent public transport links with the DART, LUAS, Dublin Bus and Aircoach all within walking distance of the building.

SPECIFICATION

- Fully fitted
- Exposed ceilings with LED lighting
- Raised access floors
- Air conditioning & natural ventilation
- Dedicated comms room
- Fully fitted kitchen
- Male & female WCs
- Showers & changing facilities
- Secure Bike Parking
- Passenger lift

ACCOMMODATION

Floor	3 rd Floor
Sq. M.	193
Sq. Ft.	2,077

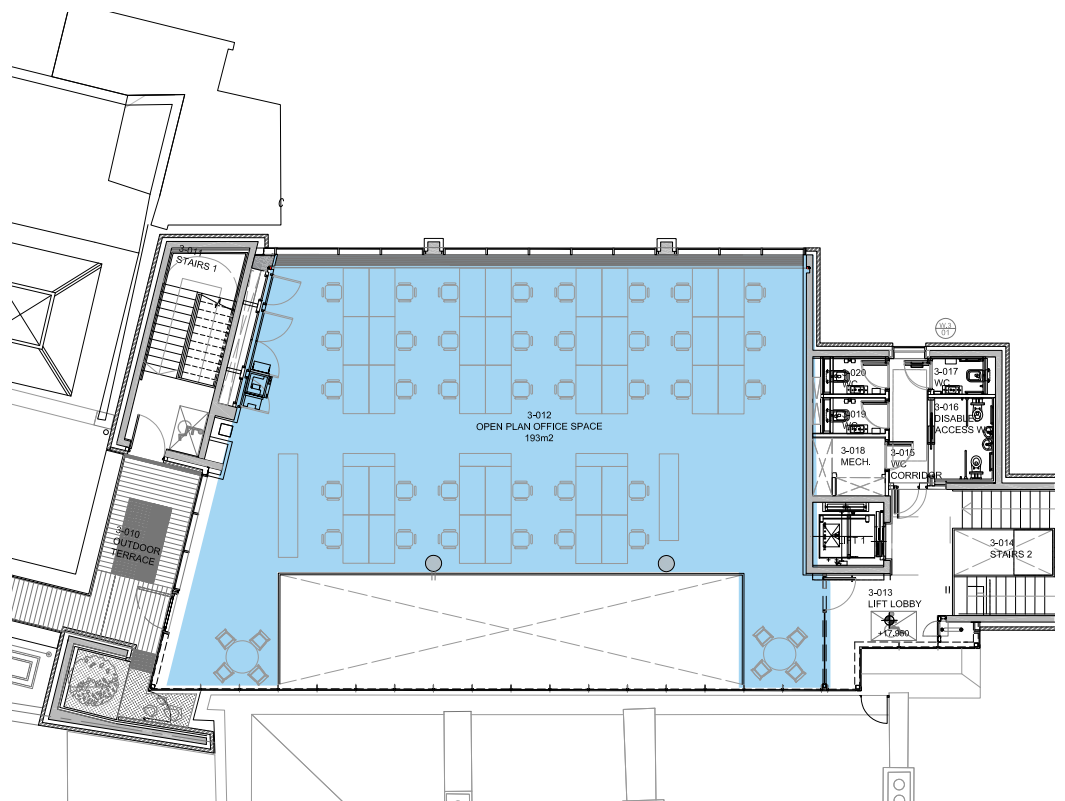
LEASE

New lease available directly from the Landlord

RENT

On application

BER A3



Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of JS (City) Ltd. Company registered in Ireland no. 20138. Registered office: Hambleden House, 19-26 Lower Pembroke Street, Dublin 2.