

GARDEN LEVEL

CONNAUGHT HOUSE

Burlington Road, Dublin 4

Dublin's Premier Grade A Office Space
Reimagined for the Future





THE HEART WHERE AMBITION MEETS SPACE

Rare opportunity to locate your business in Dublin 4, home to global firms, embassies, and leading Irish enterprises– one of Dublin’s most prestigious office locations.

Currently undergoing a transformative refurbishment and brand evolution, this Grade A office building is being reimagined to offer a next-generation work environment that balances design, functionality and sustainability.

With a target BER rating of A2, this rejuvenated building will set new standards for energy performance and workplace wellbeing.

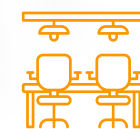


GARDEN LEVEL COMING Q1 2026

The Garden Level suite is undergoing a full-scale upgrade, combining state-of-the-art building services with intuitive layout design to elevate the everyday work experience. Modern M&E upgrades will boost environmental performance, while internal layout enhancements will deliver inspiring, high-performance workspace.

Step outside to discover a private terrace, currently being landscaped, ideal for informal meetings, social gatherings or moments of calm.

OFFICE SPECIFICATION HIGHLIGHTS



Fully fitted and stylishly furnished throughout



Expansive private south-facing courtyard



Four-pipe fan coil air conditioning system



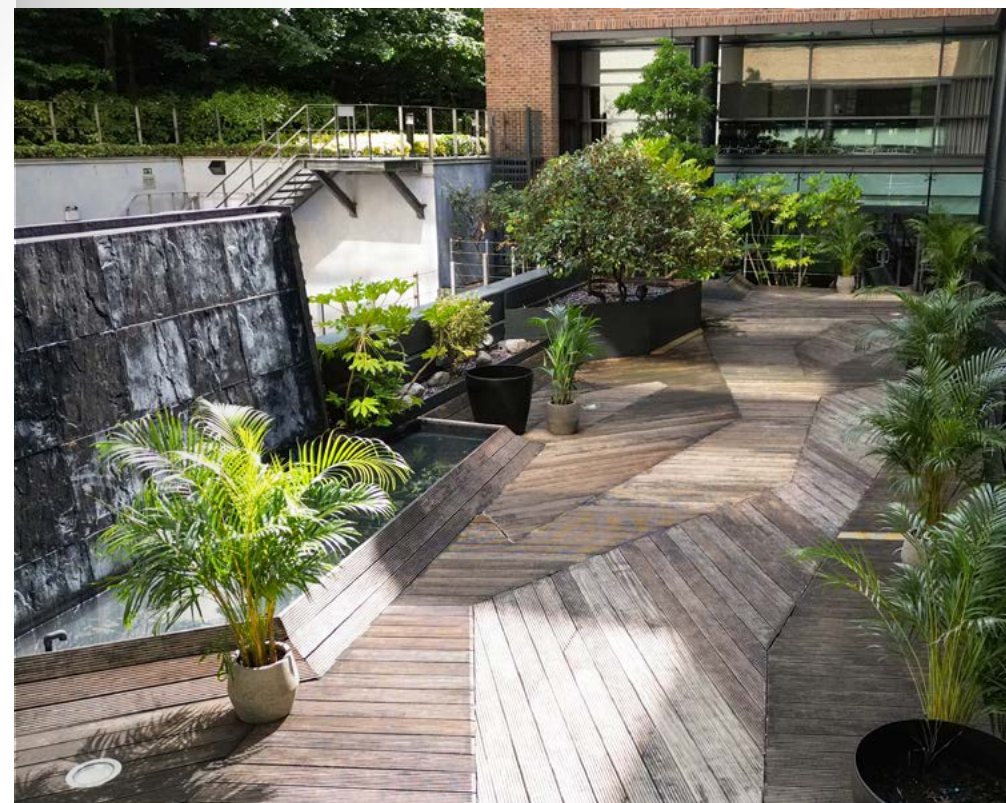
Raised access floors with premium carpet tile finishes



Contemporary LED lighting



Sophisticated exposed ceiling grid design



Bright, efficient, and flexible
workspace layouts that support
productivity and collaboration.



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ACCOMMODATION SCHEDULE

	Size Sq Ft	Size Sq M
Office (NIA)	16,838	1,564
External Terrace	1,543	143
Car Spaces	10	10

Approximate floor areas only. All intending occupiers are advised to complete their own due diligence, including (but not limited to) verification of floor areas.

FLOOR PLAN LEGEND

- 150 x workstations
- 1 x large boardroom
- 6 x medium meeting rooms
- 6 x small meeting rooms
- 1 x large reception zone
- 1 x canteen
- 1 x store room
- 1 x print area
- 1 x private large external south facing terrace area
- 1 x private external garden area



WORKPLACE AMENITIES
THAT GO BEYOND



Spacious, light-filled
reception lobby



Fully equipped
on-site gym



High-quality shower
and locker facilities



Secure bicycle
parking



Dedicated
drying room

BUILDING IMPROVEMENT
WORKS

By 2026, Connaught House will unveil a
reinvigorated building experience including:

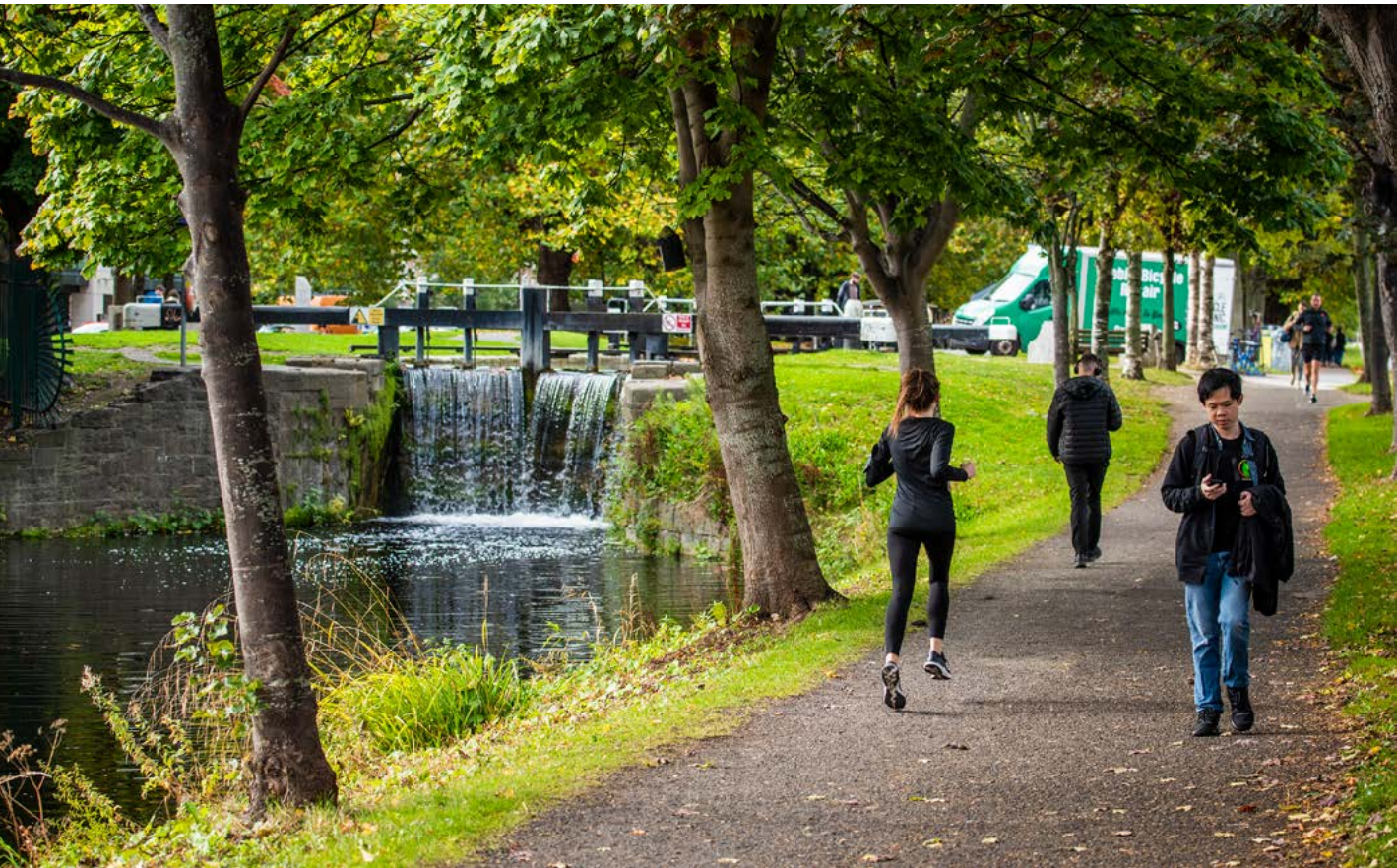
- A transformed main reception featuring relaxed breakout spaces and a barista-style coffee bar – ideal for informal meetings and community engagement
- Upgraded Garden Level lift lobbies and WC facilities
- Expanded wellness amenities including a modernised gym
- Enhanced car park layout and access



**SPACE THAT'S WORTH
MOVING FOR
CONNECTED & CONVENIENT
IN DUBLIN 4**

Connaught House is perfectly positioned in one of Dublin's most dynamic and well-connected districts, offering a wealth of amenities and effortless commuting options.

- Excellent public transport links including DART, LUAS and multiple bus routes
- Walking distance to Grand Canal Dock & St Stephen's Green
- Surrounded by a host of premium amenities, dining, and leisure facilities in adjacent Baggot Street and the immediate area
- The Grand Canal at Mespil Road offers a scenic and tranquil setting for lunchtime walks and is host to a weekly food market offering a variety of interesting lunch options



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Join a business community of top-tier
occupiers and position your brand
among the best.

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