



# One Cumberland Place Fenian Street Dublin 2

Turnkey office ready for immediate occupation

- Excellent high profile office
- Available immediately
- c.576 m<sup>2</sup> (6,200 sq. ft.)



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**TO  
LET**



## LOCATION

One Cumberland Place is located on Fenian Street between Merrion Square and Pearse Street.

Excellent transport links are provided, including Dublin Bus the DART at Pearse Station c.300m away and Dublin bike stations nearby.

Other occupiers in the building include Twitter, Bank of New York Mellon, and HubSpot.

Nearby occupiers include Google, Facebook, Stripe and Accenture.

## DESCRIPTION

Located on the 6th floor of One Cumberland Place. The space extends to c. 6,200 sq.ft. (NIA)

The floor has been finished to an excellent standard with feature exposed concrete ceiling.

The accommodation provides a mix of open plan office space with 80/85 workstations, 7 meeting rooms/ board rooms along 2 store rooms.

The building offers excellent staff welfare facilities and Wellness rooms.

Ground floor lobby areas have floor to ceiling glass with controlled access system in place.



## ACCOMMODATION

The approximate areas are as follows:

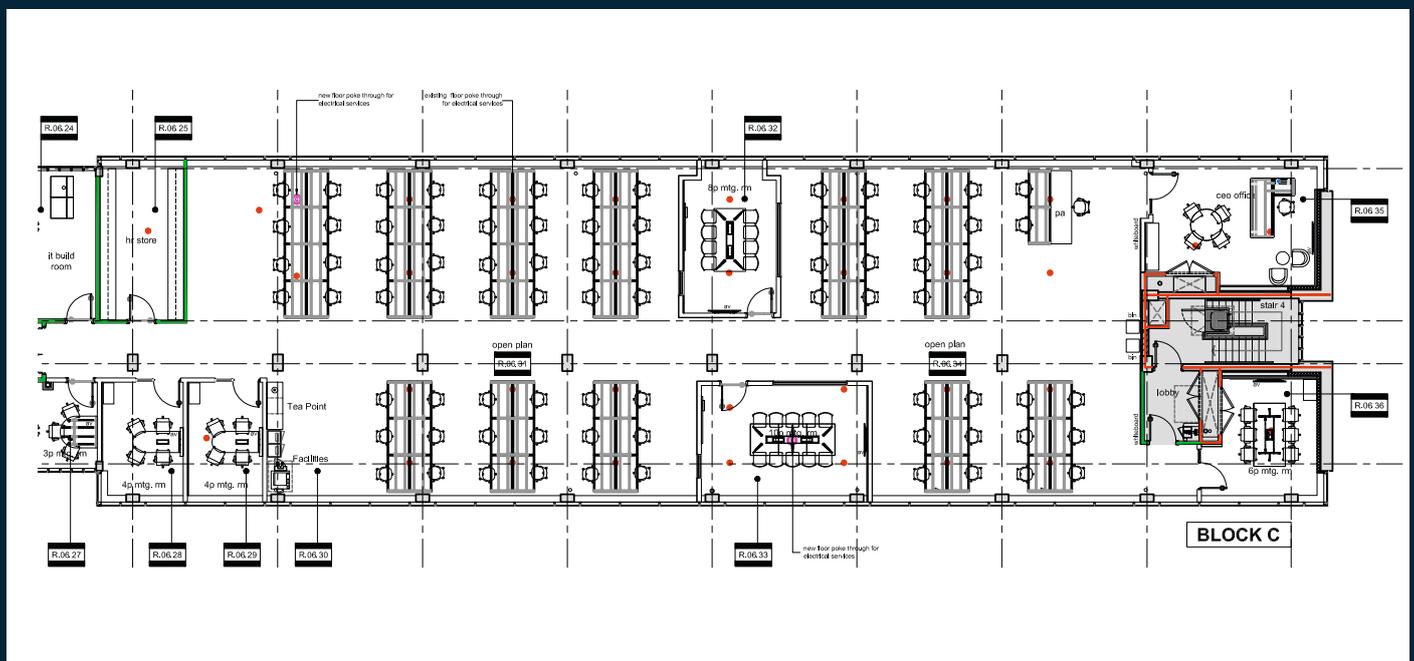
	Sq.m	Sq.ft
Level 6C:	576	6,200

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

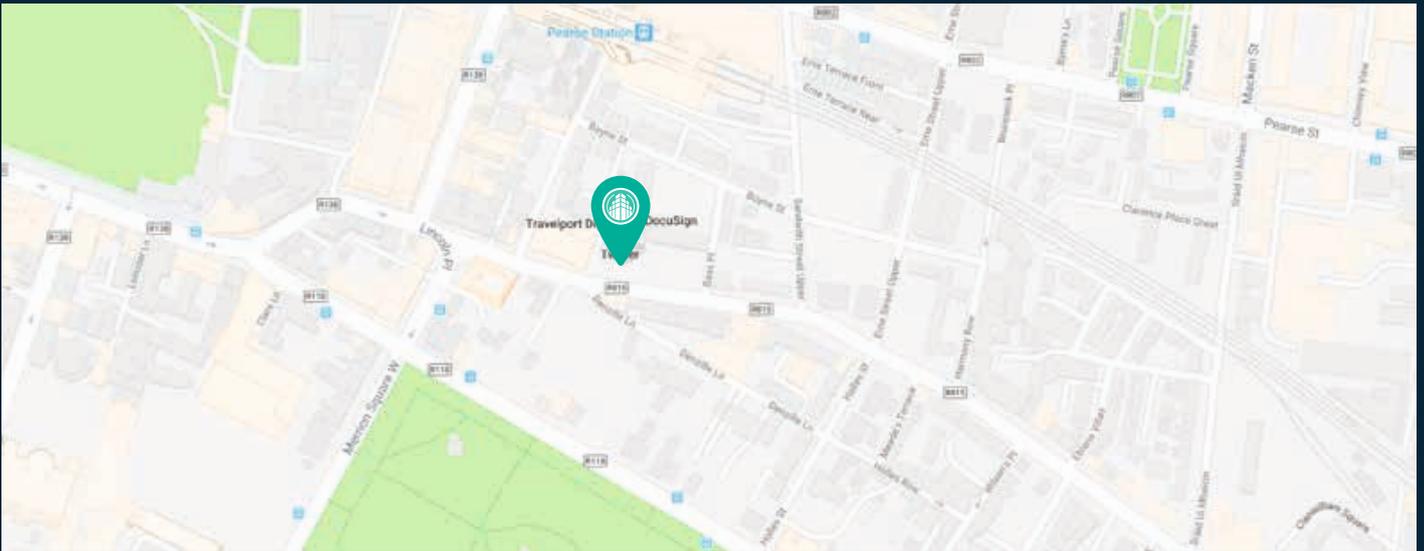
## OPPORTUNITY

- Exposed LED lighting and feature lighting throughout.
- High spec toilets / staff welfare areas
- Air Conditioning
- Cat 6 Cabling
- Multiple Passenger lifts
- Quality Carpet

## FLOOR PLAN



# LOCATION MAP



## AVAILABLE VIA SUB LEASE

### BER RATING



BER No. 800539421  
EPI: 52.89 kg CO<sub>2</sub> / m<sup>2</sup>.066

### SELLING AGENT

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