

OFFICE SUITES
TO LET

savills

ORMOND BUILDING

UPPER ORMOND QUAY,
DUBLIN 7



OFFICE SUITES AVAILABLE:

Suite 1.05	764 Sq Ft	71 Sq M
Suite 1.06	1,095 Sq Ft	102 Sq M
Suite 4.01	816 Sq Ft	67 Sq M

SPECIFICATION INCLUDES:



MODERN
OFFICE SPECIFICATION



SUSPENDED CEILINGS
WITH RECESSED LIGHTING



RAISED ACCESS
FLOORS WITH FLOOR BOXES



VRF
AIR CONDITIONING



TWO 8 PERSON
LIFTS



KITCHENETTE



RECEPTION
AREA



CAR PARKING
SPACES



SECURE
BICYCLE PARKING



CITY CENTRE
LOCATION

DESCRIPTION

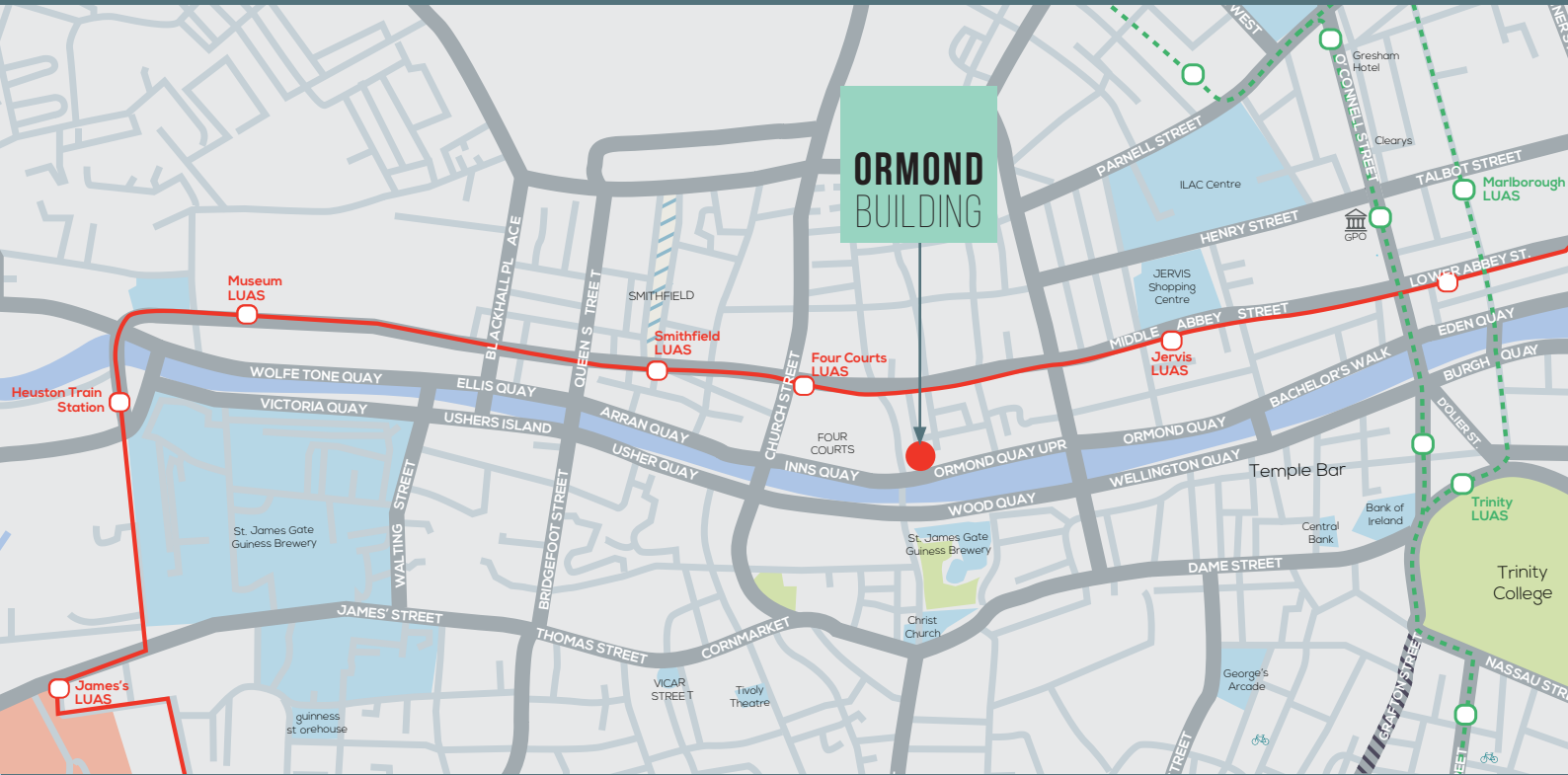
The Ormond Building is a modern 5 storey building extending to approximately 37,526 sq. ft. (3,486 sq. m). There are three offices suites currently available in the building ranging in sizes from 764 sq. ft to 1,095 sq. ft.

The offices suites are currently laid out in a mix of open plan and cellular offices and spacious meeting rooms. The building has been finished to the highest standard throughout and provides superior specification. The ground floor area boasts a high quality reception area, used by all tenants in the building.

LOCATION

The Ormond Building occupies a prominent City Centre location with excellent profile onto the North Quays. The building is located beside the Four Courts, it is also immediately opposite the Dublin City Council Headquarters on Wood Quay. The building is situated in one of the most accessible locations in the City Centre with Heuston Station only a short distance away. The Luas Red Line is approximately 200 metres from the building. There are also numerous bus routes and Dublin bike stations servicing the immediate area.

The property is within close proximity to a range of facilities including restaurants, bars, cafés, retail and leisure facilities with Smithfield, Temple Bar, Jervis and Ilac Shopping Centres all within walking distance.





VIEWING

Viewing highly recommended by appointment with the sole agents Savills

BER

Suite 1.05 BER Number: 800752149 **BER D1**

Suite 1.06 BER Number: 800752156 **BER C3**

Suite 4.01 BER Number: 800752172 **BER C2**

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