



Building IT Information



6 High Speed Fibre Providers
Eir, BT, Vodafone, Colt,
eu Networks, Verizon



Two communications risers
guard against any potential
disruption to the Network



ADSL Provider
Eir



**Dedicated
containment paths**
are established and in operation

BER

D2. Details available on request.

Rent

On application.

Service Charge

Approximately €9.64 per sq.ft.

Building Rates

Approximately €6.20 per sq.ft.

Lease terms

On application.

Contact

For further information or to view
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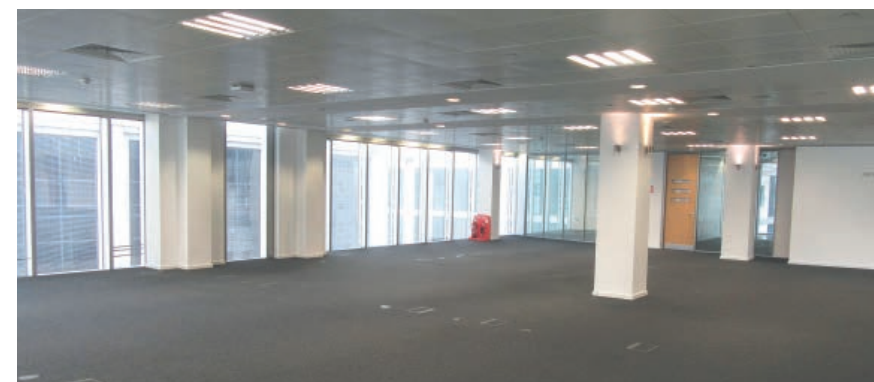
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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending lessees should satisfy themselves by inspection or otherwise as to their correctness.

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TO LET - FULLY FITTED OFFICES

BER D2

3rd Floor No 1 Georges Quay Plaza Dublin 2



- > Contemporary Open Plan Offices
- > 5 Meeting Rooms & Boardroom & Canteen
- > Capacity for up to 80 Desks
- > 788 sq m (8,482 sq ft) & 6 Car Spaces

Location

The fully fitted offices are part of the landmark, tower office development Georges Quay Plaza. No 1, Georges Quay Plaza is centrally located in the heart of the South Docklands, overlooking the River Liffey and adjacent to Tara Street Dart Station.

A wide range of bus stops are on your doorstep and the LUAS Cross City Stop is approximately a 3-4 minute walk. Busaras and Connolly Train Station are approximately 500 metres away providing access to Bus, Rail, DART and LUAS routes. The development has a private entrance to Tara Street DART Station. There is an excellent cafe on campus.

As a result of its central location numerous top quality cafes, bars, restaurants and gyms are located on your doorstep. Occupiers in Georges Quay Plaza include Fidelity, ANIMA, Innovative and Pioneer Investments.

Description

No 1, Georges Quay Plaza, which comprises 150,000 sq.ft. over 11 floors is an iconic office building. It has an impressive, large reception area with a feature atrium which provides access to six, high speed, 12 person passenger lifts.

The fully fitted offices are in excellent condition and detail an impressive reception and large open plan area with capacity for up to 80 desks. The offices also feature a contemporary boardroom and five meeting rooms. In addition, the offices benefit from a recently upgraded IT network and comms room along with a canteen and shower facilities.

The Georges Quay Plaza office development has the benefit of a new tenant amenity zone which will provide new showers, lockers and bike parking facilities. The new facilities are located in the railway arches adjacent to 1 Georges Quay Plaza. Georges Quay Plaza has 24/7 security.

Specification

- The specification includes:
- > Four pipe fan coiled air conditioning system

> Fully operational IT data network

> Mineral fibre ceiling tiles

> Fully fitted comms room

> LED lighting

> Shower facilities

> Raised access floors

> Canteen

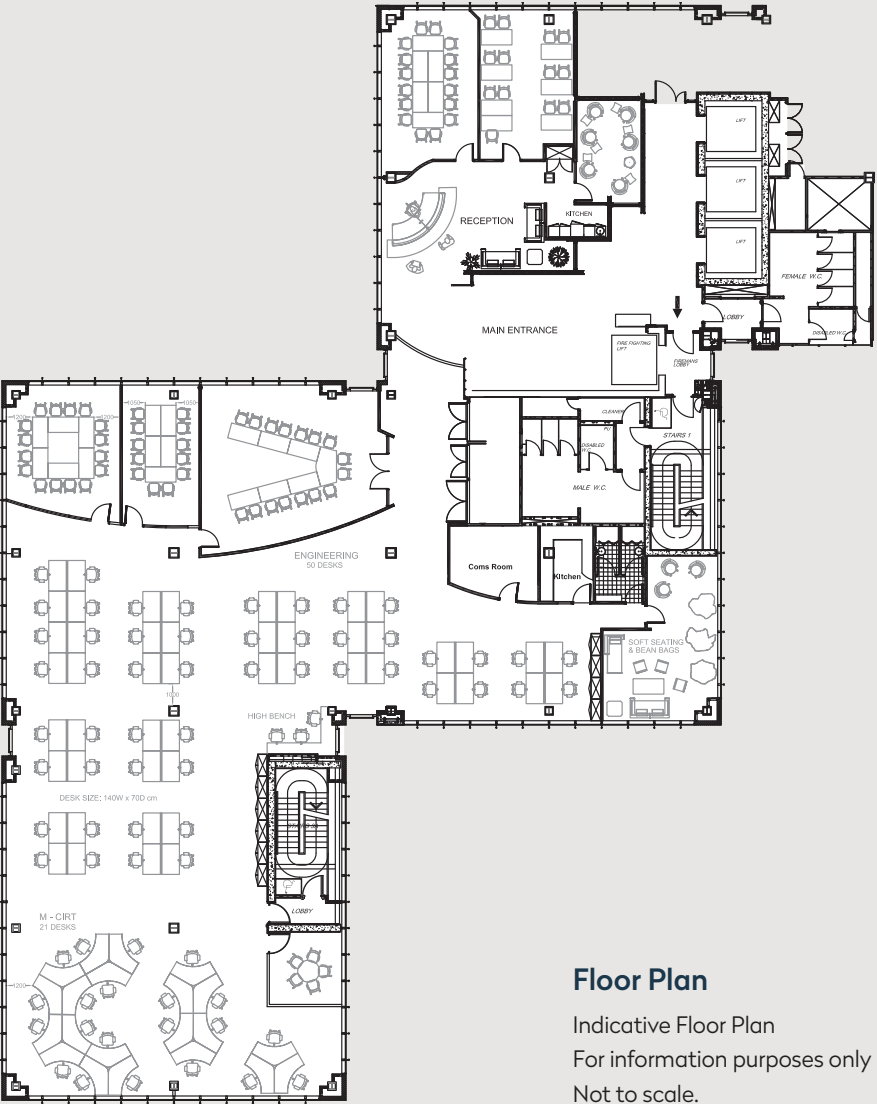
Car Parking

6 secure basement car spaces.

Accommodation

Approximate floor areas as measured on a IPMS 3 basis:

Description	Sq m	Sq ft
Offices	788	8,482



Floor Plan

Indicative Floor Plan
For information purposes only
Not to scale.

RIVER LIFFEY