

4TH, 5TH & 6TH FLOORS

2 Cumberland Place

Dublin 2

TO LET

Grade A Office Building offering office space from
601sq m - 2,226 sq m (6,469 sq ft - 23,959 sq ft).



PRIME DUBLIN 2 OFFICE SPACE

LEED Platinum and WiredScore Platinum Certified Building with Flexible Sublease Options Available



2 Cumberland Place comprises an eight storey over basement Grade A office building, situated in the heart of Dublin 2. The building was completed in 2020 having been designed to meet the highest ESG standards including LEED Platinum, Nearly Zero Energy Building (NZEB) standards and WiredScore Platinum. The 4th, 5th and 6th floors are available by way of a flexible sublease or lease assignment.

5TH & 6TH FLOORS

Impressive fully fitted turn-key office space incorporating a mix of open plan and private meeting spaces. The 6th floor incorporates a large reception area, meeting rooms, large boardroom and an impressive canteen leading out to a wraparound terrace area extending to 183 sq m (1,970 sq ft).

4TH FLOOR

Substantially fitted to provide open plan areas and meeting rooms.

The basement provides 9 showers including towel service, changing facilities, bike storage and car parking.

SPECIFICATION



Fully fitted turn-key 5th & 6th floors and substantially fitted 4th floor



Mix of open plan, meeting rooms and break out space



Suspended ceilings



Large canteen and impressive terrace on 6th Floor



Raised access floors



Showers and changing facilities in the basement



Air conditioning



4 car spaces in total



LED lighting



6TH FLOOR



SEATING AREA



CANTEEN



CANTEEN

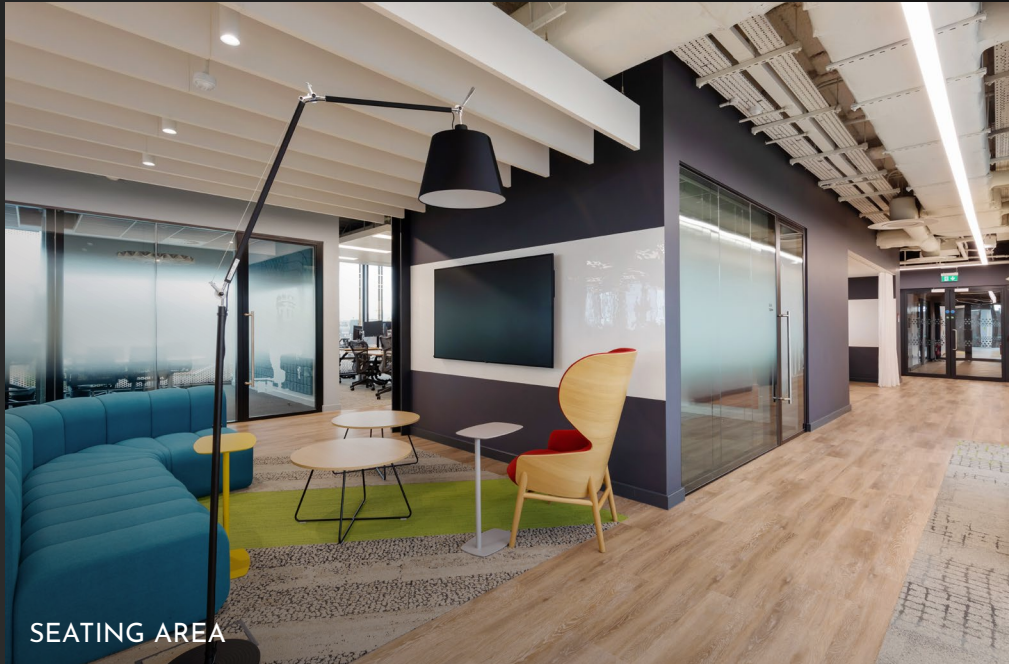


BOARDROOM

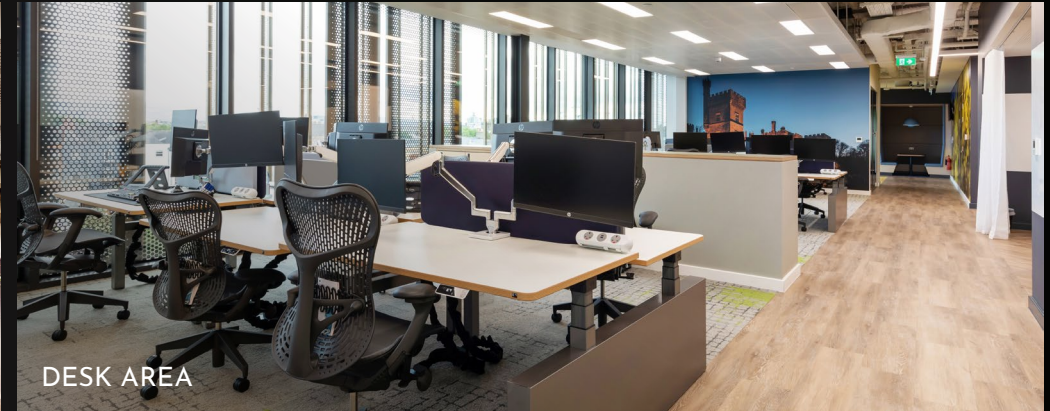


TERRACE

5TH FLOOR



SEATING AREA



DESK AREA



DESK AREA



MEETING ROOM



COLLABORATION AREA







LOCATION

2 Cumberland is situated at the heart of Dublin's bustling Business District.

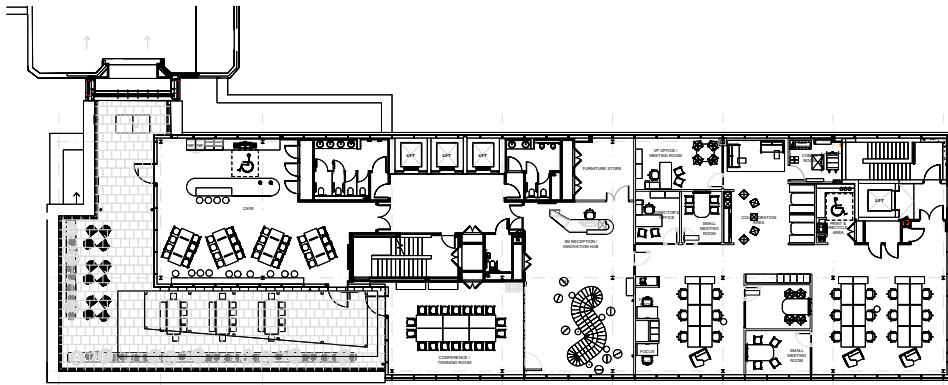
2 Cumberland Place is superbly located in the heart of Georgian Dublin close to Merrion Square and Government Buildings but within a few minutes' walk of Grand Canal Dock, Dublin's Silicon Dock. The building benefits from numerous public transport routes including the DART at Pearse Street, Green LUAS Line at Trinity and multiple Dublin Bus routes in close proximity. There are also Dublin Bike stations nearby at Fenian Street and Merrion Square. The area is well provided for in terms of amenities with numerous cafes, restaurants, hotels, and bars nearby including Tang, Note, Bear Market Coffee, The Ginger Man, Kennedy's Pub and The Alex Hotel to name but a few.

COMMUTE WALK TIMES

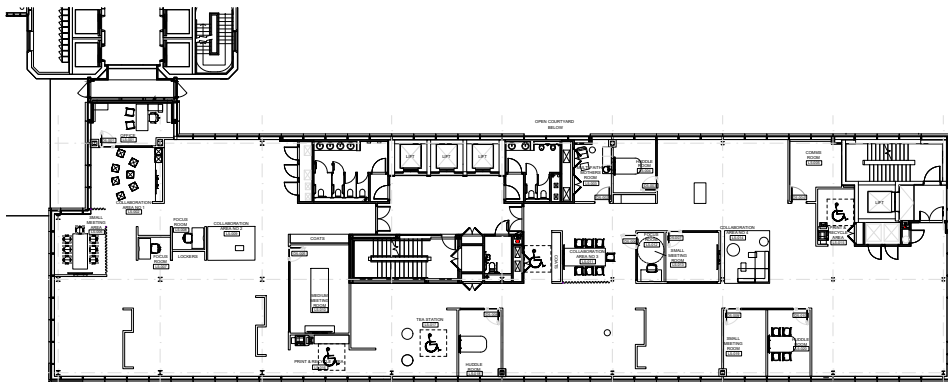
-  **DUBLIN BIKES** - 1 Minute
-  **BUS** - 2 Minutes
-  **DART** - 3 Minutes
-  **LUAS** - 10 Minutes

FLOORPLANS

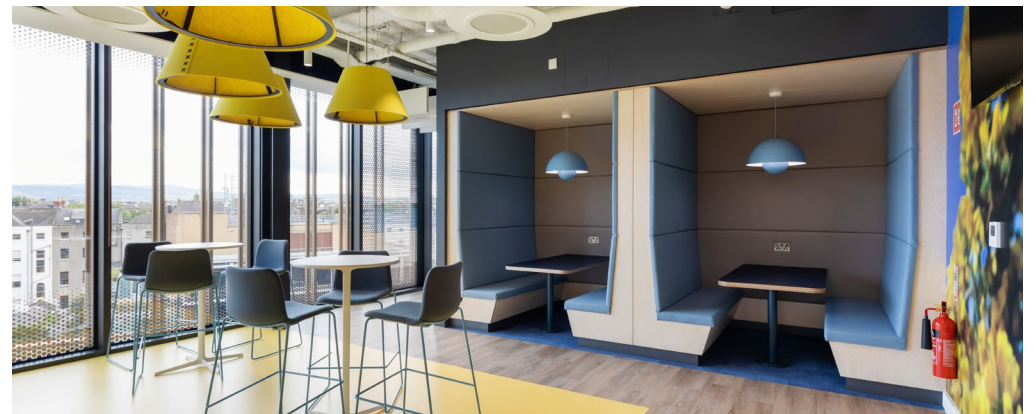
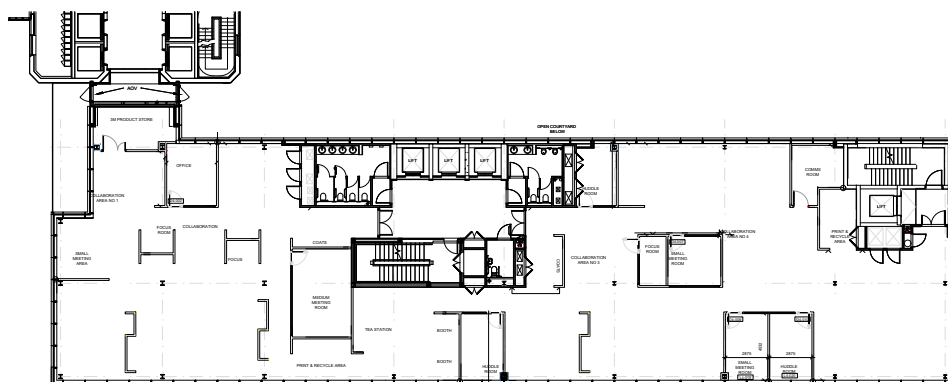
6TH FLOOR



5TH FLOOR



4TH FLOOR



ACCOMMODATION

Floor	Size Sq Ft	Size Sq M
4th Floor	8,750	812.9
5th Floor	8,740	812.0
6th Floor	6,469	601.0
(Terrace	1,970	183)
Total	23,959	2,225.9

Floor area measured to IPMS 3

LEASE TERMS

Available by way of Assignment of the entire or flexible sub-leases on a floor by floor basis.

BER

BER A3

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BIKE PARKING



LOCKERS



SHOWERS



LIFT LOBBY

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