

**Subject to Contract / Contract Denied**

**SUB-LEASE OFFICES– 5<sup>th</sup> Floor, Kilmore House Dublin 1**

**11,615 SQ FT (1,079 SQ M)**



PSP Licence No.  
002273

### Description

Kilmore House is located in Spencer Dock, which is home to many large occupiers such as PWC, UHG and Credit Suisse and adjoins the Dublin Convention Centre. The area is excellently serviced with transport links and directly adjacent to the Luas Red Line. The Luas interconnector is due for completion in December 2017, and will link up the Luas Red Line with the south side of the city. Internally the property provides modern office accommodation with predominately open plan layout and some cellular offices. The building is served by 4 passenger lifts and benefits from a manned reception desk with security turnstiles in the main reception area.

### Specification

- Raised access floors
- Suspended ceilings
- 4 pipe fan coil air conditioning
- Fitted office accommodation

### Rent & Outgoings

**Rent:** €55.00 per sq ft  
**Car Parking:** €3,750 per car space p.a.  
**Rates:** Estimated at €70,687 for 2017  
**Service Charge:** Approximately €10.50 per sq ft

### Lease

Sub-lease until 31 March 2024 available.

**Energy Rating:** TBC



1 min  
walk to  
Luas Red  
Line

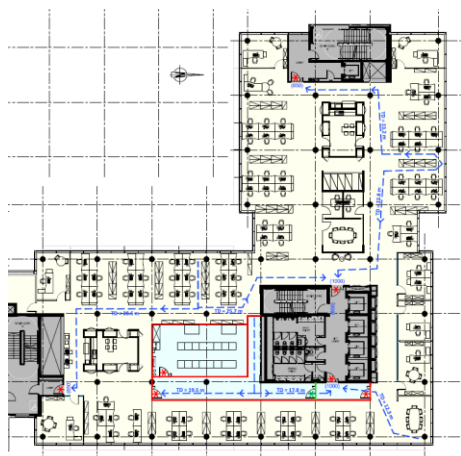


Fitted Office  
Accommodat  
ion



Secure  
Basement Car  
Parking  
Available

Floor Areas	Size Sq. ft.	Size Sq. m.	Car Spaces
5 <sup>th</sup> Floor	11,615	1,079	6
<b>Total</b>	<b>11,615</b>	<b>1,079</b>	<b>6</b>



**Rita Carney**

JLL

01 673 1685

[Rita.Carney@eu.jll.com](mailto:Rita.Carney@eu.jll.com)

**Stephen Noonan**

JLL

01 673 1641

[Stephen.Noonan@eu.jll.com](mailto:Stephen.Noonan@eu.jll.com)

The particulars and information contained in this brochure are issued by Jones Lang LaSalle Ltd. on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle Ltd., its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.