



FANTASTIC OPPORTUNITY – FITTED SINGLE FLOOR IN ‘WALK IN’ CONDITION



**AN EXCEPTIONAL
OFFICE SPACE IN THIS
LANDMARK BUILDING
AT THE DUBLIN SOUTH
LIFFEY BANK WHERE
IT JOINS THE SAMUEL
BECKETT BRIDGE.**

- ▶ An exceptional Office Space in this landmark building at the Dublin South Liffey Bank where it joins the Samuel Beckett Bridge.
- ▶ Entire 3rd floor comprising 17,544 sq.ft.



SPECIFICATION

FULLY FITTED OPEN PLAN FLOOR WITH:

- ▶ 236 DESKS
- ▶ 1X 10 PERSON ROOM
- ▶ 3X 8 PERSON ROOMS
- ▶ 3X 6 PERSON
- ▶ 7X 4 PERSON
- ▶ 4X 2 PERSON
- ▶ 2X 1 PERSON
- ▶ 1X IDF ROOM

PERFORMANCE

- ▶ LEED Platinum
- ▶ WiredScore Platinum
- ▶ WELL-enabled
- ▶ BER A3

SYSTEMS

- ▶ 4-pipe fan coil
- ▶ Air source heat pumps
- ▶ Raised access floors
- ▶ LED lighting
- ▶ 4 x 13-person lifts

FACILITIES

- ▶ Bike parking may be available
- ▶ Showers, lockers, changing rooms
- ▶ Cycle lift

HERITAGE

- ▶ Restored warehouse structure
- ▶ Exposed brick and timber
- ▶ A contemporary glass volume floating above it

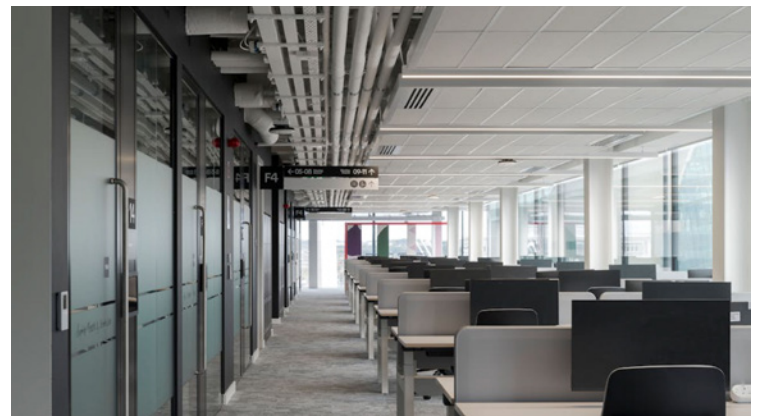


There is a well appointed kitchen/ coffee area and a large number of built in staff lockers and storage areas on the floor. The floor is complete with stand/sit desks and chairs.

The floor has lovely views over the River Liffey and Samuel Beckett Bridge to the front and over Whitaker Square to the rear.

The building is a short walk from the DART station on Pearse Street and from the LUAS at Mayor Street just across the river.

There is a large selection of hotels, restaurants and sandwich bars in the immediate area and for the more active, a selection of gyms.



SUMMARY



ENTIRE 3RD FLOOR COMPRISING 17,544 SQ.FT



FULLY FITTED OPEN PLAN FLOOR WITH 236 STAND/ SIT DESKS & 23 MEETING ROOMS



FULLY FURNISHED (INCLUDES IT/AV)



FULLY FITTED CAFÉ BREAK OUT AREA



EXCELLENT TRANSPORT LINKS

FURTHER INFORMATION

LEASE TERM

Lease terms between 2 and 3 years will be considered commencing on 1 January 2027.

RENT

By Negotiation.

RATES

A RV of €456,372 results in a charge of €131,891.50 in 2026.

SERVICE CHARGE

Being devised at present.



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