

40

MESPIL ROAD

DUBLIN 4

40 MESPIL ROAD

A waterfront HQ office building providing 101,429 sq ft of turnkey office space in Dublin's premium commercial district, adjacent to Baggot St. Bridge overlooking the Grand Canal.

Available in its entirety or on a floor-by-floor basis.



OVERVIEW



TOTAL OFFICE SPACE

73,959 SQ FT
6,871 SQ M



TOTAL STORAGE SPACE

18,654 SQ FT
1,733 SQ M



TYPICAL FLOOR PLATES

16,092 SQ FT
1,495 SQ M



Modern self-contained 7-storey office building



Prime CBD location with high profile neighbours



Every amenity on the building's doorstep



Dart and Luas within walking distance

32 car spaces, bicycle parking, shower & changing facilities



KEY PROPERTY DETAILS

- Existing fit-out with quality finishes
- No VAT on rent
- 2.7 m floor to ceiling height
- Regular floor plate with central core and atrium

SPECIFICATION / FINISH

- Raised access floors with floor boxes at 1:10 sq m
- Four pipe fan coil air conditioning system
- Suspended ceiling tiles with acoustic seal
- Recessed lighting with low glare louvers
- Shower and changing facilities in basement
- Four 21-person passenger lifts plus separate goods lift
- Emergency UPS covering life services
- CCTV and access control



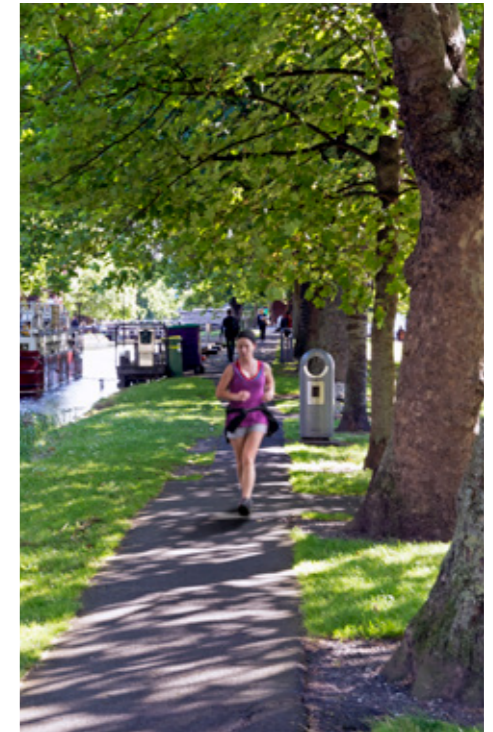
THE LOCATION

Facing directly onto the Grand Canal at Baggot Street Bridge, 40 Mespil Road provides a unique opportunity to occupy an iconic Dublin City office building.

There is a wide range of local amenities surrounding 40 Mespil Road. Baggot Street is a well-established area with a wide selection of lunchtime and after-work options including food markets, restaurants, bars, hotels, gyms and convenience stores.



A short stroll from St. Stephens Green, Dublin's Docklands and Ballsbridge with every conceivable amenity close by





GRAND CANAL DOCK

AVIVA STADIUM

BAGGOT STREET BRIDGE

MARY LAVIN PLACE

GRAND CANAL

MESPIL ROAD

40
MESPIL ROAD

IN GOOD COMPANY

- 1 Google
- 2 Accenture
- 3 Revenue Commissioner
- 4 Bord Gáis
- 5 Department of Health
- 6 Takeda
- 7 Lemay Solicitors
- 8 Beachcroft DAC
- 9 Linesight
- 10 Dentsu Aegis
- 11 Fitbit | Sanne | Storyful
- 12 Canadian Embassy
- 13 LinkedIn HQ
- 14 Mespil Hotel
- 15 AGC Aircraft & Lazard
- 16 Dylan Hotel
- 17 Eaton Corporation
- 18 Jazz Pharmaceuticals
- 19 Bank Of Ireland
- 20 EBS
- 21 Sky Ireland | Amazon
- 22 Amazon
- 23 Carlyle Aviation Partners
Morgan McKinley
Alkermes
- 24 Huawei
- 25 Eugene F. Collins Solicitors
- 26 Amazon

TRANSPORT LINKS

A highly accessible location






Connectivity to public transport, specifically DART, LUAS and Dublin Bus services ensure the location is highly accessible for commuters. In addition, extensive cycle lanes run along the Canal with a strong presence of Dublin Bike stations, and employees can avail of ample on-site bike storage and shower facilities.

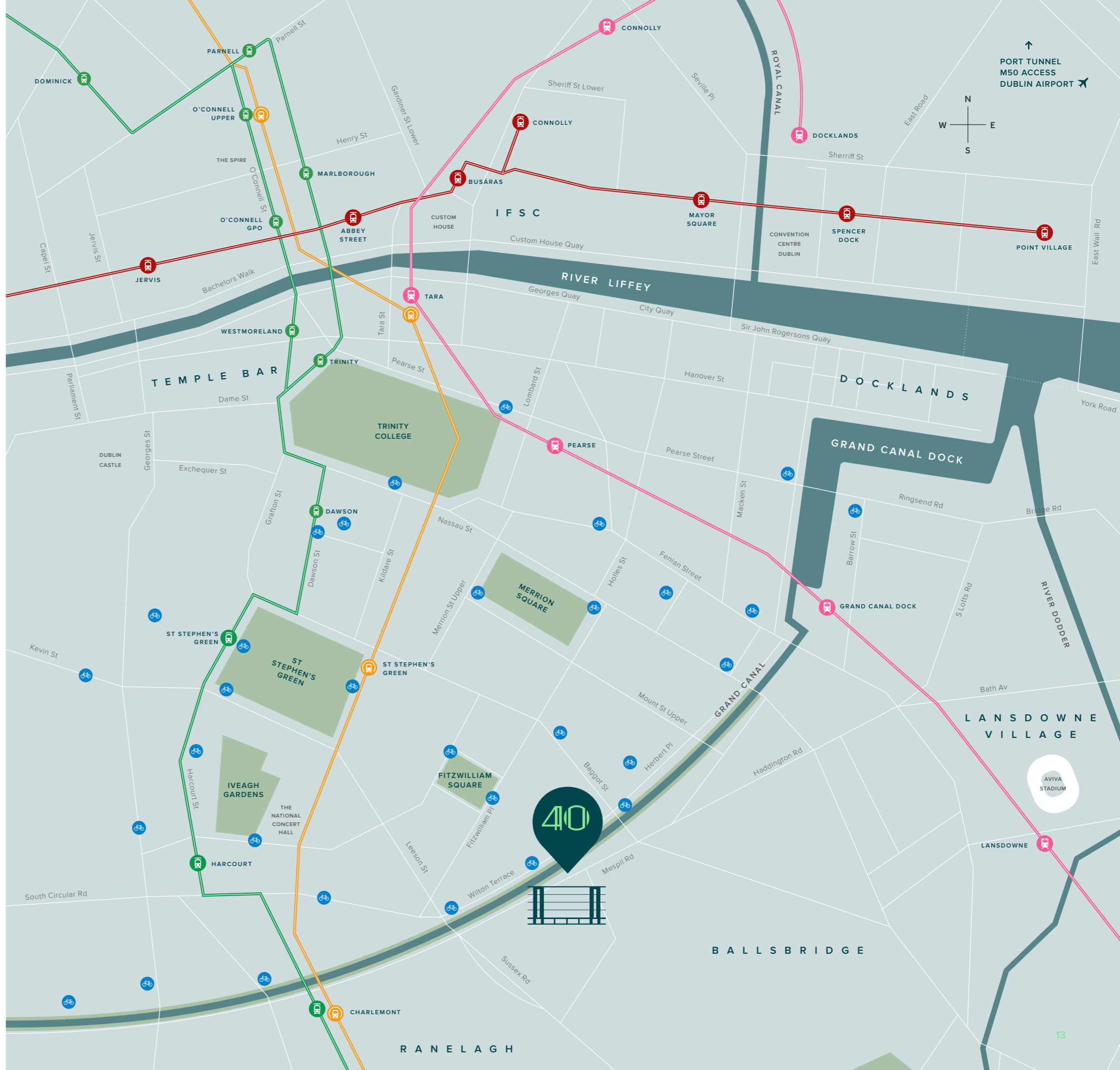


Luas

Dart

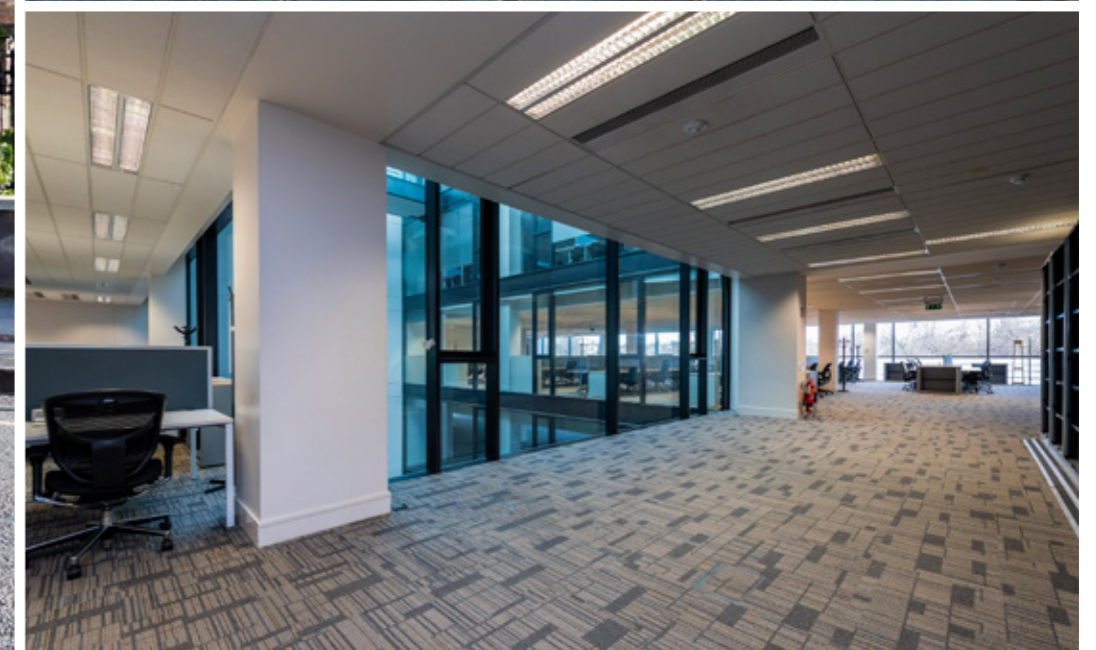
Legend:

-  **DUBLIN BIKES**
1 min walk
-  **TRAM - LUAS GREEN LINE**
6 min walk
-  **TRAIN - DART / COMMUTER**
7 min walk
-  **TRAM - LUAS RED LINE**
25 min walk
-  **METROLINK (PROPOSED)**
6 min walk upon completion



THE BUILDING

A landmark 7-storey HQ office building with existing tenant fit-out close to Baggot Street Bridge, facing the Grand Canal.





KEY BUILDING FEATURES



73,959 SQ FT

with 18,654 sq ft of basement storage



16,092 SQ FT

Typical floor plates



2.7 M

Full height perimeter glazing



ON-SITE CARPARK

32 carpark spaces



ENERGY RATING

BER C2 energy rating



HIGH-END FITOUT

Existing tenant fitout



CLOSE TO NATURE

Facing Grand Canal;
12 min walk to St. Stephen's Green



BICYCLE SPACES

Dedicated secure spaces



SHOWER FACILITIES

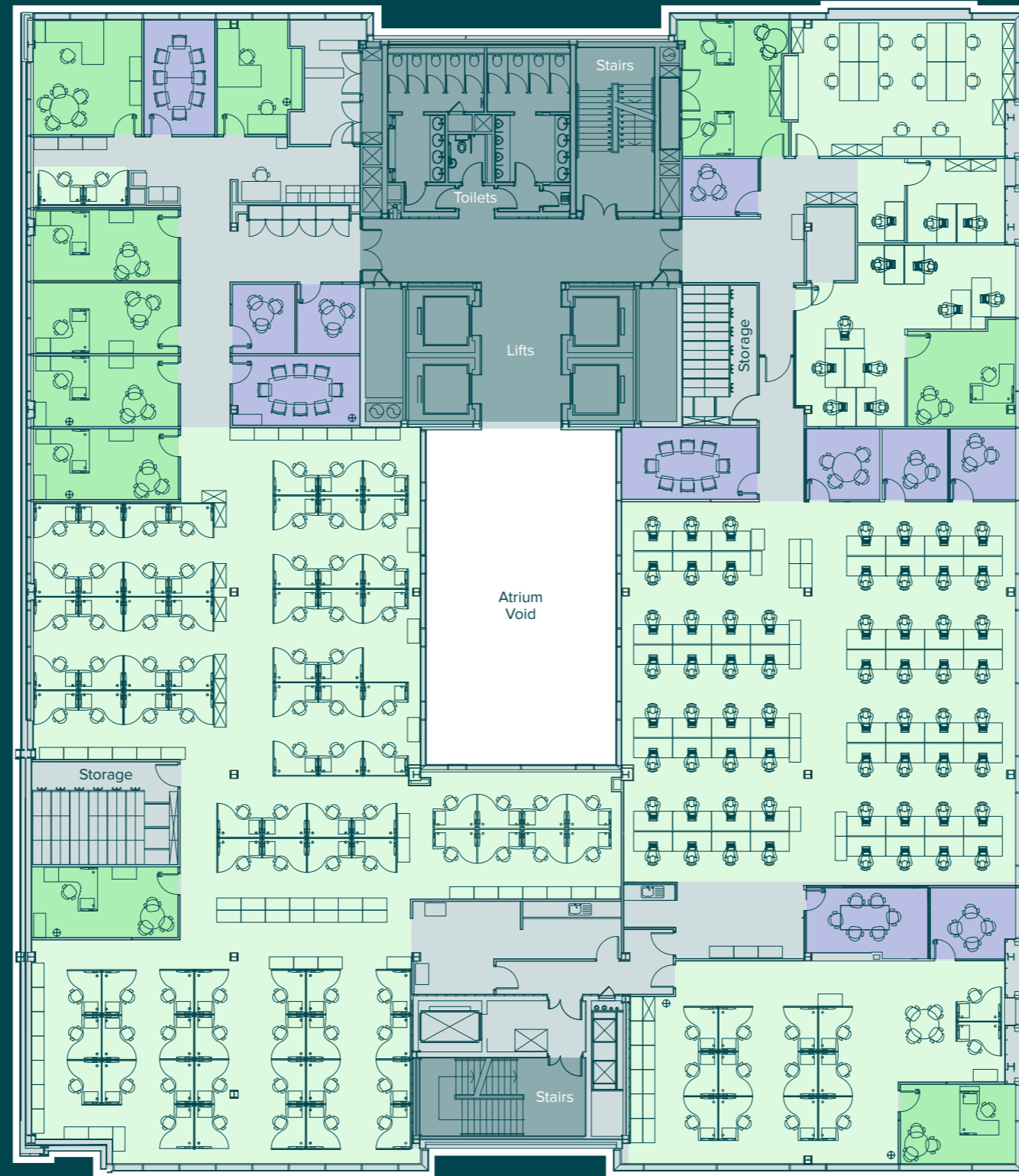
Shower and changing facilities located on the lower ground floor



NATURAL LIGHT

Light-filled central atrium

TYPICAL FLOOR



- Offices
- Workstations
- Meeting Rooms
- Common / Circulation Areas

OFFICE ACCOMMODATION

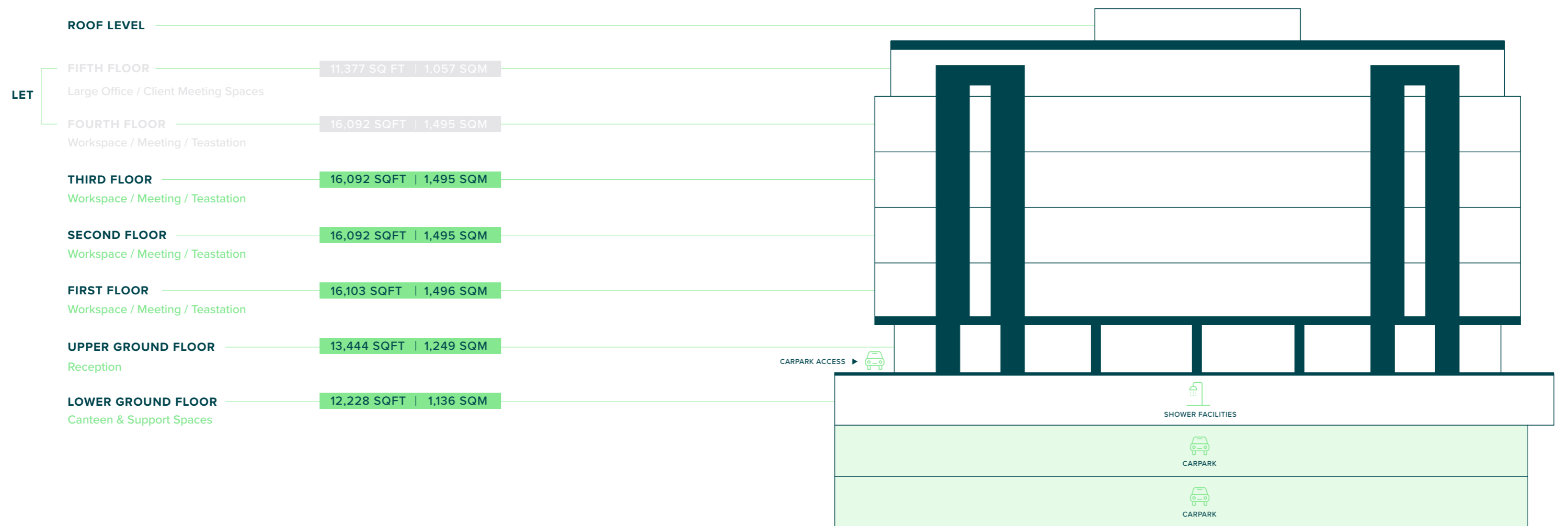
Floor by Floor Breakdown

TOTAL OFFICE AREA

73,959 SQFT
6,871 SQM

TOTAL STORAGE AREA

18,654 SQFT
1,733 SQM



CONTACTS & FURTHER INFORMATION

AVAILABILITY

Held on 25 year FRI lease from 6th June 2003.
Available by way of flexible sublease or assignment.

VIEWINGS

Strictly by appointment through the sole letting agents Savills.



LETTING AGENTS



Shane Duffy

Director
Office Agency
shane.duffy@savills.ie
License: 002233-004898

Savills Ireland
33 Molesworth Street
Dublin 2
savills.ie
PSRA No. 002233

Conor Egan

Associate
Office Agency
conor.egan@savills.ie
License: 002233 005539

Ellen McKenna

Surveyor
Office Agency
ellen.mckenna@savills.ie
License: 002233 008683

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