



La Touche House, IFSC, Dublin 1

**Fully fitted office
suites available
immediately on short
term flexible leases.**

Description

La Touche House is a modern office building in a prominent location in the IFSC. A large atrium allows natural light to flood into the building, creating a bright and energising work environment. The building has a range of office suites available with on-site car parking and bicycle parking.


The variety of suites available means that the building can provide fitted office accommodation for occupiers looking for as little as **1,208 sq ft** up to **31,915 sq ft**.

Suites can be altered to suit tenant layout requirements offering highly flexible space to suit your business needs.

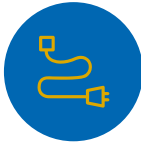


Specification


La Touche House offers a range of office suites tailored to suit a variety of business needs. From small startups to large corporations, the building can accommodate a diverse range of occupiers. The suites are available on short term lease agreements offering flexibility of tenure.



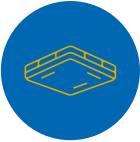
Raised
Access Floors




CAT 6
Cabling




Bicycle
Parking




Suspended
Metal Ceiling




On-site
Security




Shower facilities
in building



Air-Conditioning



Secure Basement
Car Parking



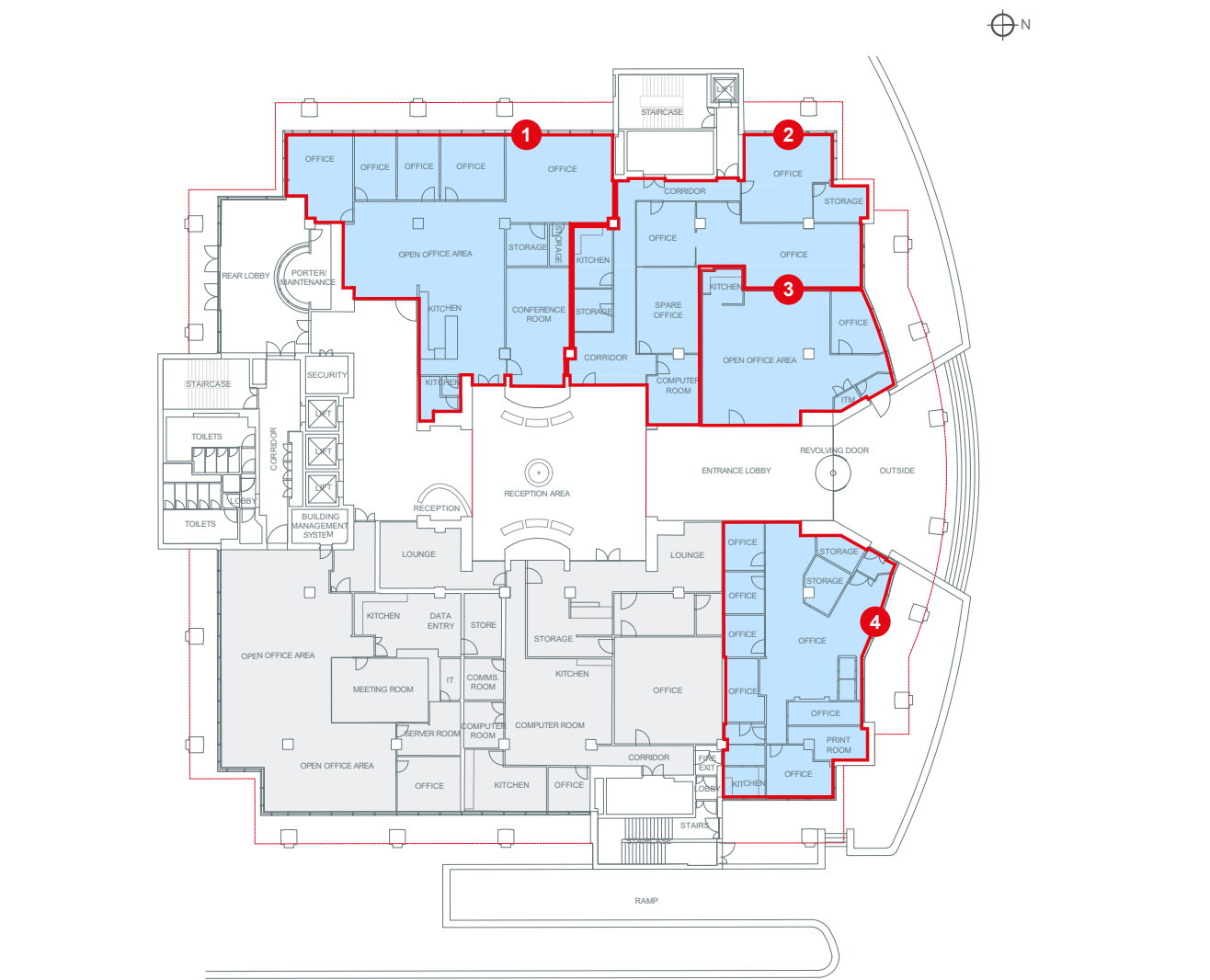
Mixture of fitted
& non-fitted office
options available

Schedule of Accommodation

Unit	Size Sq Ft	Size Sq M
Part Ground Floor	1,936	179.86
Part Ground Floor	3,018	280.38
Part Ground Floor	1,208	112.23
Part First Floor	13,513	1,255.29
Part Second Floor	5,649	524.81
Fifth Floor	6,591	612.32
Total	31,915	2,964.97

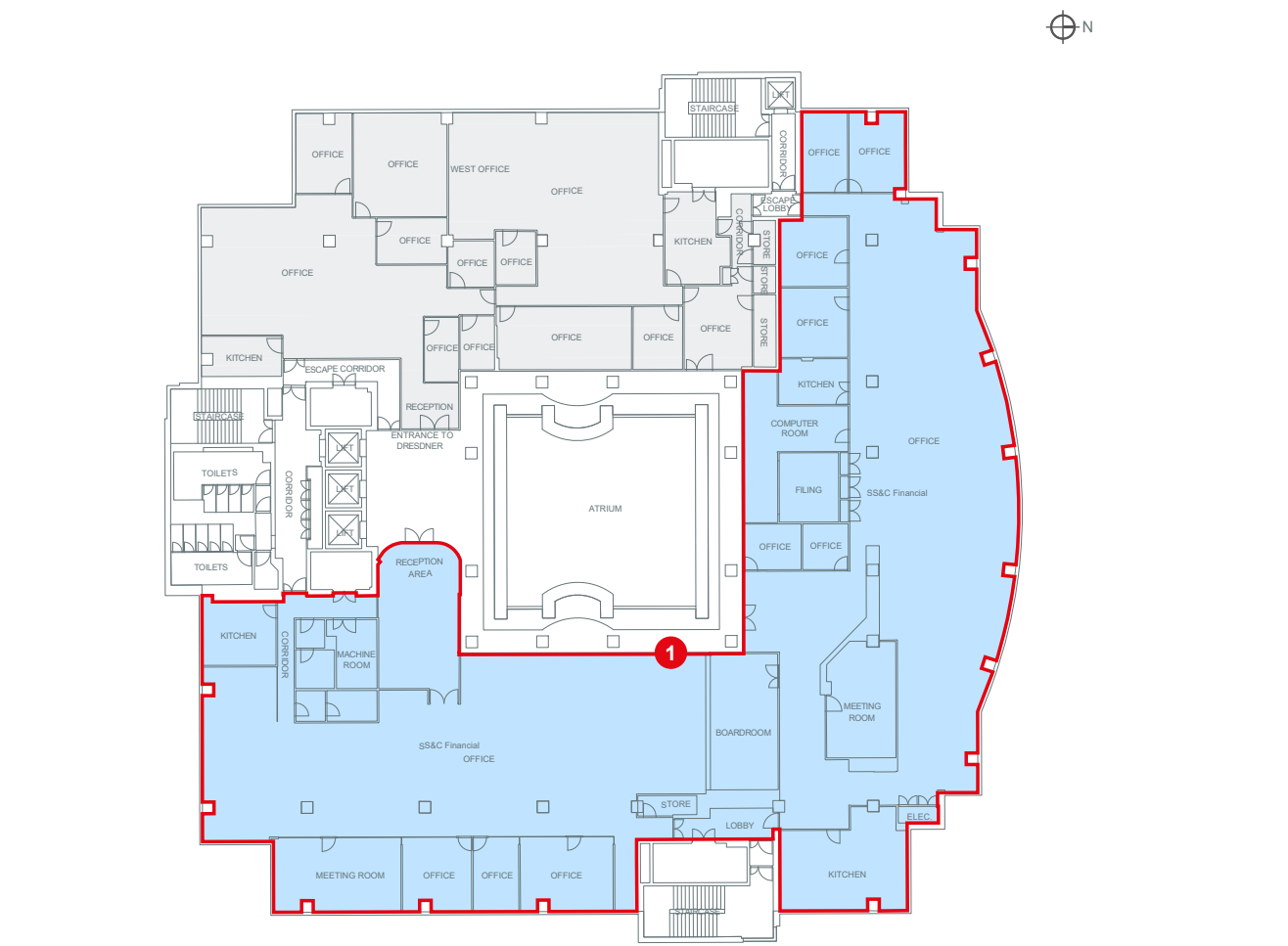
Floor Plans

Ground Floor



- Vacant suites
- 1 3,018 sq ft
- 2 2,378 sq ft
- 3 1,208 sq ft
- 4 1,936 sq ft
- Occupied suites

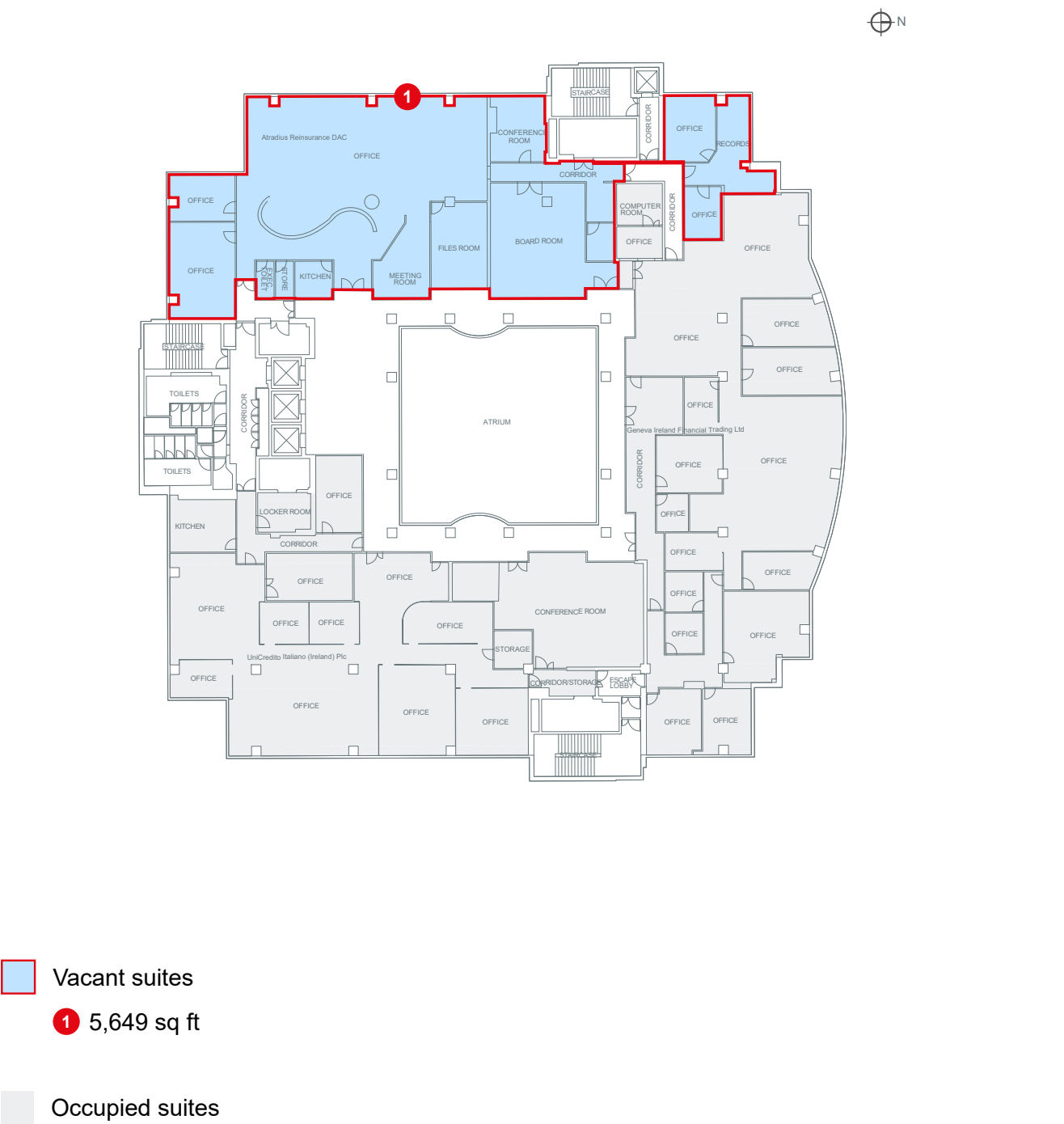
First Floor



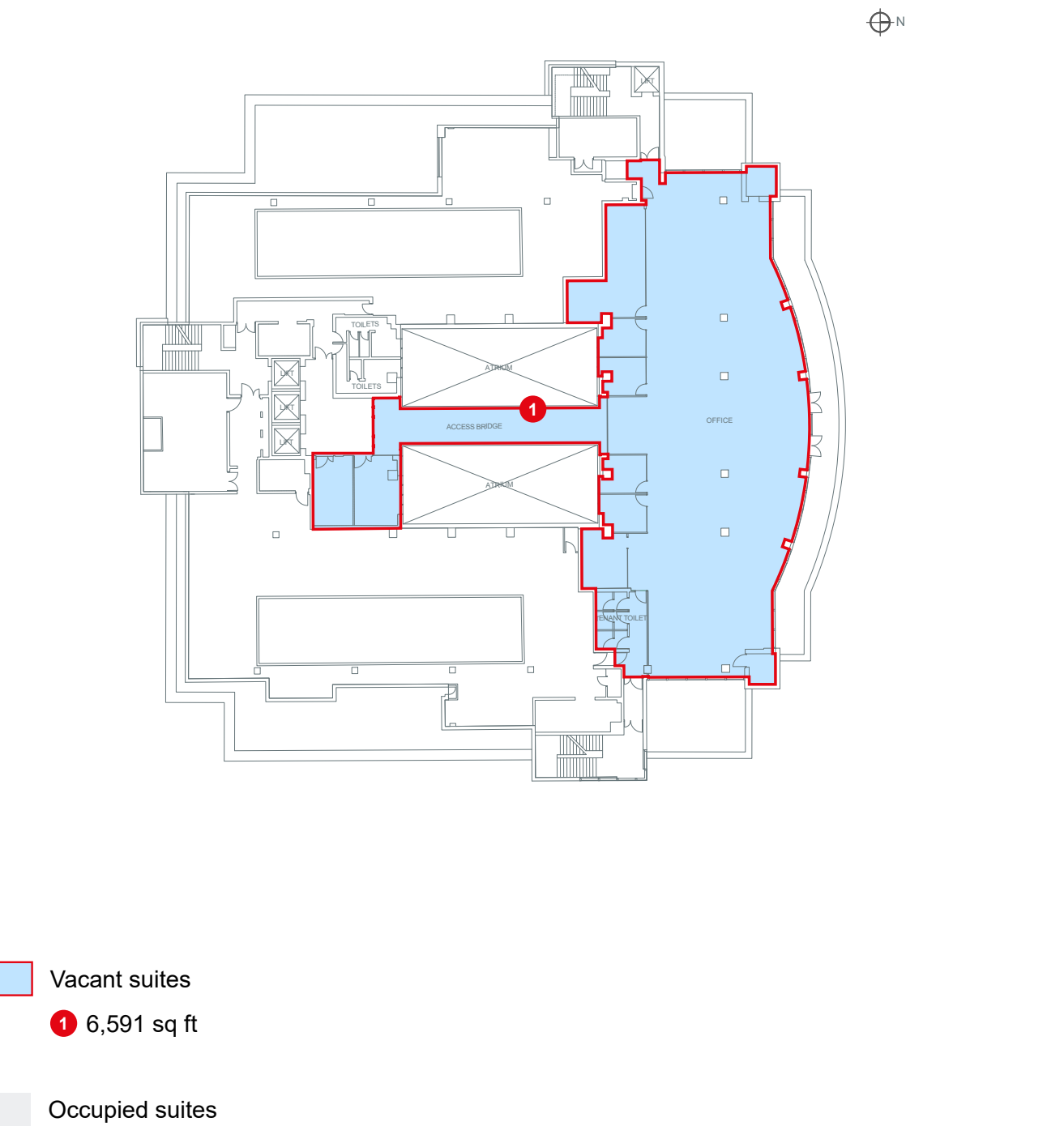
- Vacant suites
- 1 13,513 sq ft
- Occupied suites

Floor Plans

Second Floor



Fifth Floor



Local Amenities

The IFSC is recognised as Ireland's premier international banking hub, attracting a diverse range of financial institutions, multinational corporations, and professional services firms. Its strategic location, adjacent to Connolly Station, offers excellent connectivity and accessibility.

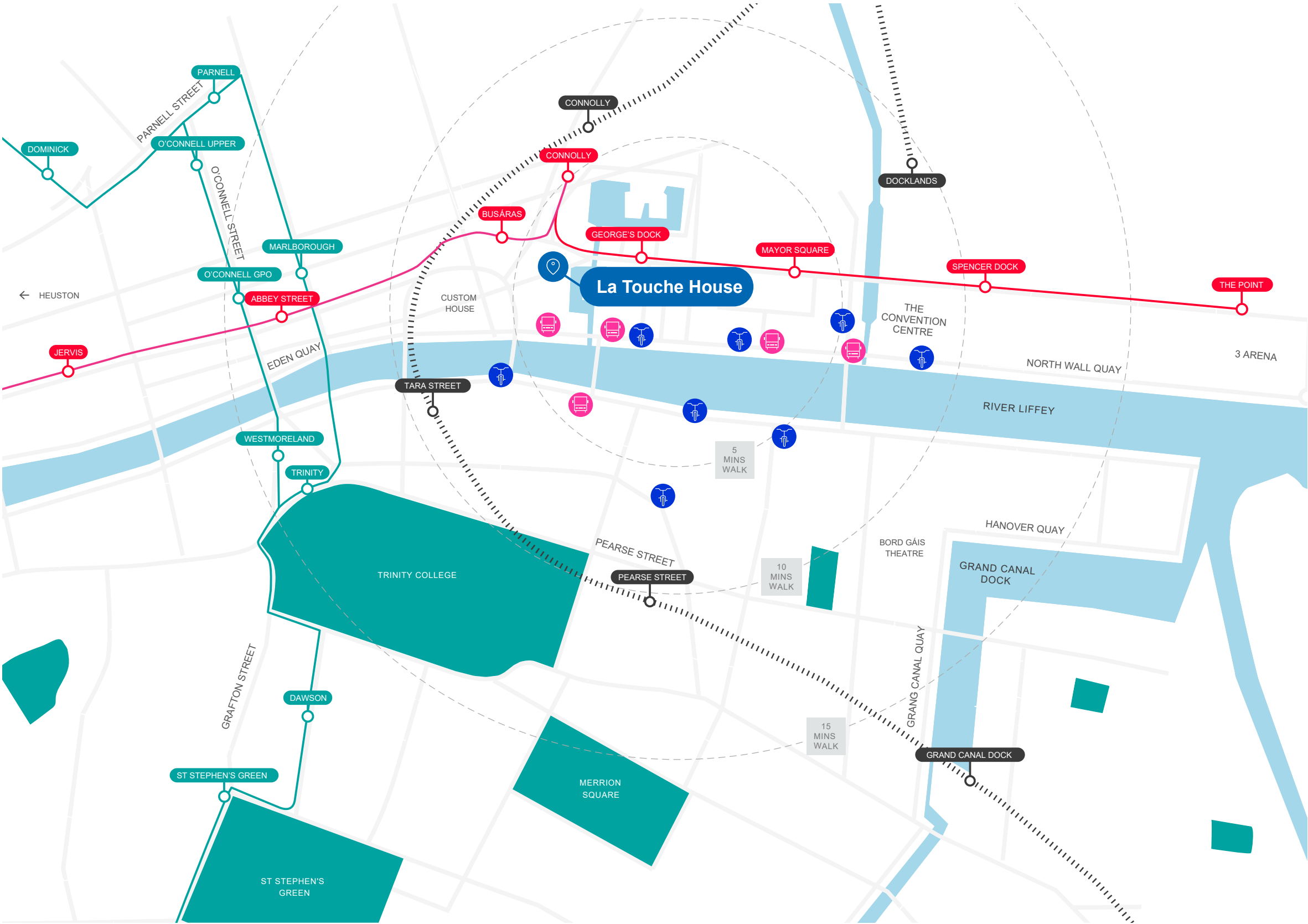
Surrounded by a range of amenities, the IFSC offers a dynamic work environment with a multitude of restaurants, cafes, hotels, and retail outlets in the immediate area.



Local Occupiers



Transportation



LUAS

1 minute walk to the
LUAS stop at Connolly

DART & COMMUTER RAIL

2 minutes walk to Connolly
DART & Rail Station

BUS

Exceptional accessibility
via Dublin Bus & National
Bus services via Busáras

DUBLIN BIKE

3 minutes walk to Dublin
Bike Station on
Custom House Quay

- DART Train
- Green Luas Line
- Red Luas Line
- Dublin Bus
- Dublin Bikes

Terms

Lease Term

Short – term, highly flexible lease

Annual Rent

On application

Commerical Rates

Currently estimated at €5.97 per sq ft for 2023

Service Charges

On application

BER Rating

BER E1

Inspections

Strictly by prior appointment through joint agents JLL or CBRE



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