

TO LET

CASTLEFORBES HOUSE

4TH & 5TH FLOORS, DUBLIN 1

A 6-storey office building in the North Docks, featuring refurbished Grade A space, terraces, kitchenettes, upgraded restrooms, a shower, lift access, and basement parking with bike storage.

Colliers



The Property

Castleforbes House comprises a 6-storey over basement office building located in the heart of the North Docks. The 4th and 5th floors have undergone an extensive refurbishment providing Grade A office space. Each floor provides open plan space, kitchenette, upgraded toilets and terrace areas. There is a shower on the 4th floor. There is a lift servicing all floors and the basement provides for car parking and bicycle storage.

Specification



Fully refurbished 4th and 5th floors



Raised access floors



Suspended ceilings incorporating LED lighting



Air conditioning



Kitchenette



Upgraded toilets and shower on the 4th floor



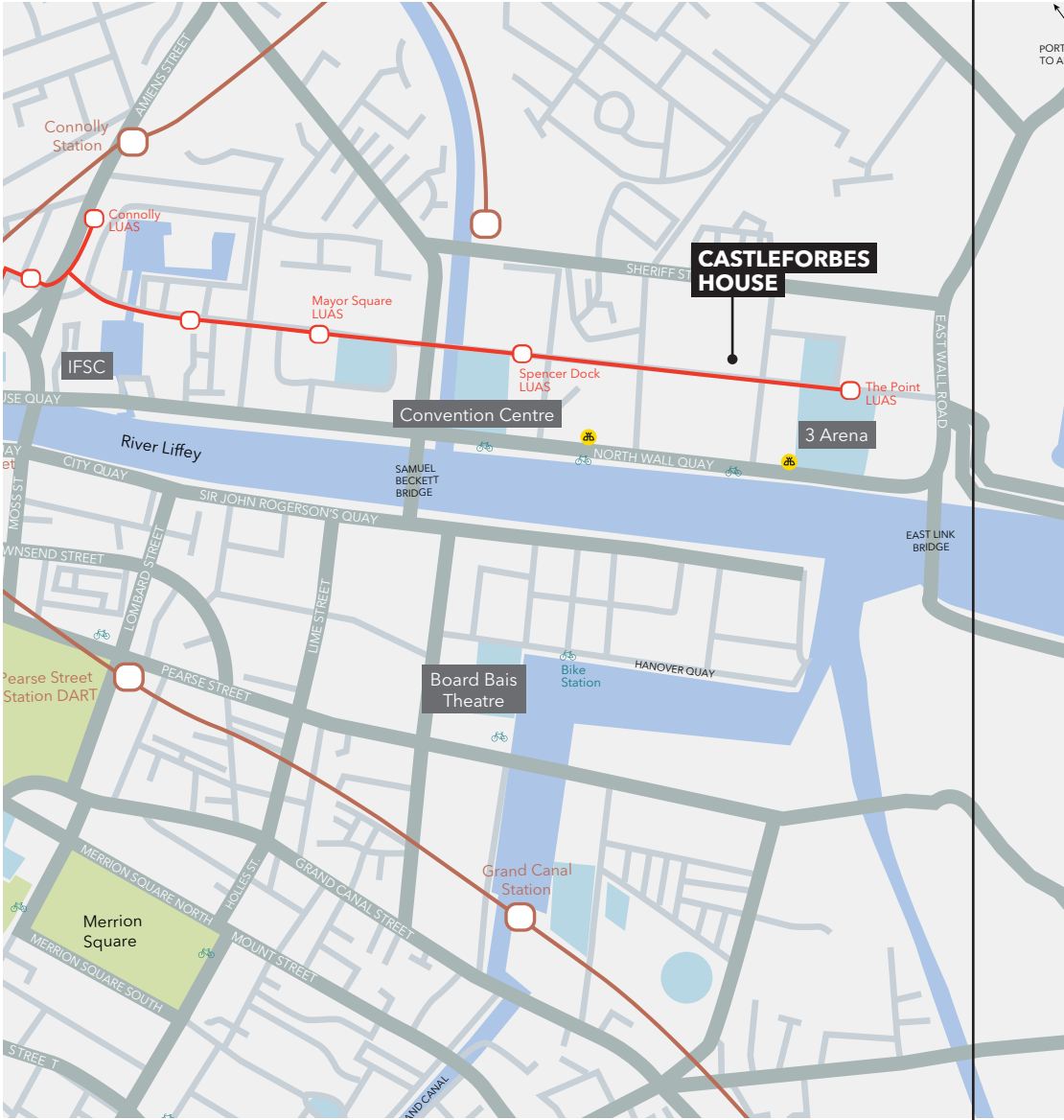
Basement parking



Location

Castleforbes House offers an exceptional location in the heart of the North Docks. Nestled a few minutes' walk from the River Liffey the building is surrounded by an array of amenities including cafes, restaurants, bars and hotels including the 3 Arena, Point Square and the Gibson Hotel. The area has undergone an extensive regeneration in recent years and now presents an unrivalled opportunity in one of Dublin's most exciting and rapidly evolving locations. Neighbouring occupiers include An Post, Yahoo, Fenegero, Gilead and Citi Bank.

Castleforbes House is well positioned in terms of transport links with the Red LUAS Line Stop at The Point in close proximity, linking the area with the IFSC and Connolly Station. There are numerous Dublin Bus services and Dublin Bike Stations all within walking distance of the property. The East Link Bridge is nearby providing a direct route to the city's southside with the Port Tunnel connecting the area to Dublin Airport within 15 minutes.



ACCOMMODATION

Floor	Sq. Ft.	Sq. M.
4th Floor	1,713	159
5th Floor	829	77
Total	2,542	236

LEASE TERMS

Available by way of a new lease direct from the Landlord



CONTACT

Ciarán O'Connor

Senior Surveyor

+353 87 416 8833

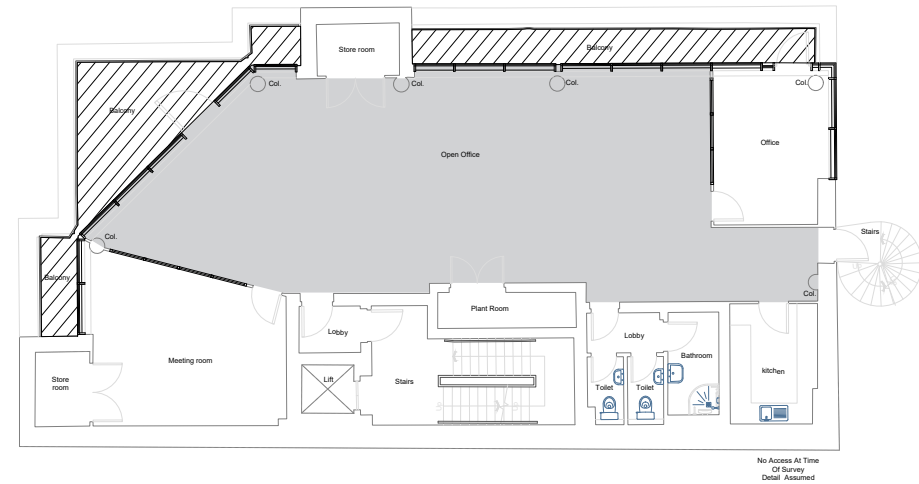
ciaran.oconnor@colliers.com



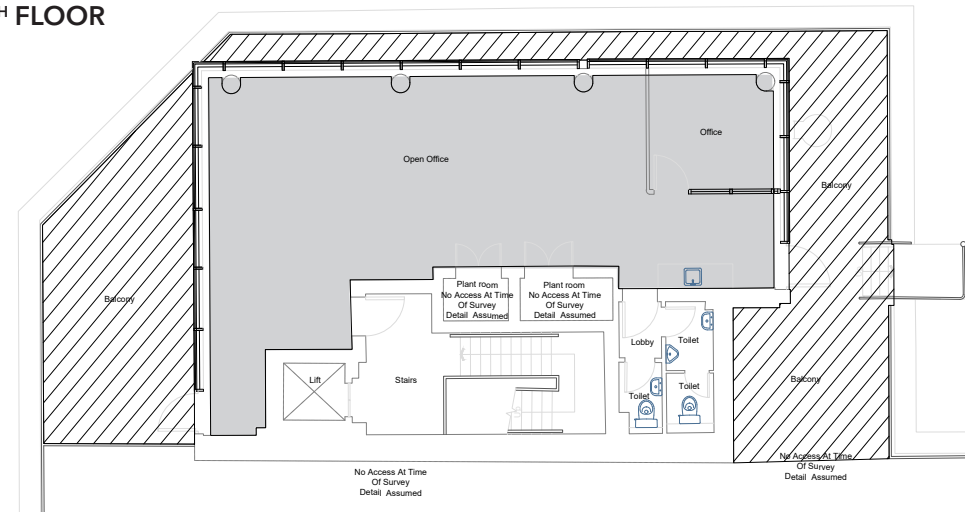
Hambleton House,
19-26 Lower Pembroke Street, Dublin 2
PSRA Licence Number 001223

Colliers.ie

4TH FLOOR



5TH FLOOR



Colliers Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Colliers nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Colliers nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Colliers on the understanding that any negotiations relating to the property are conducted through it.