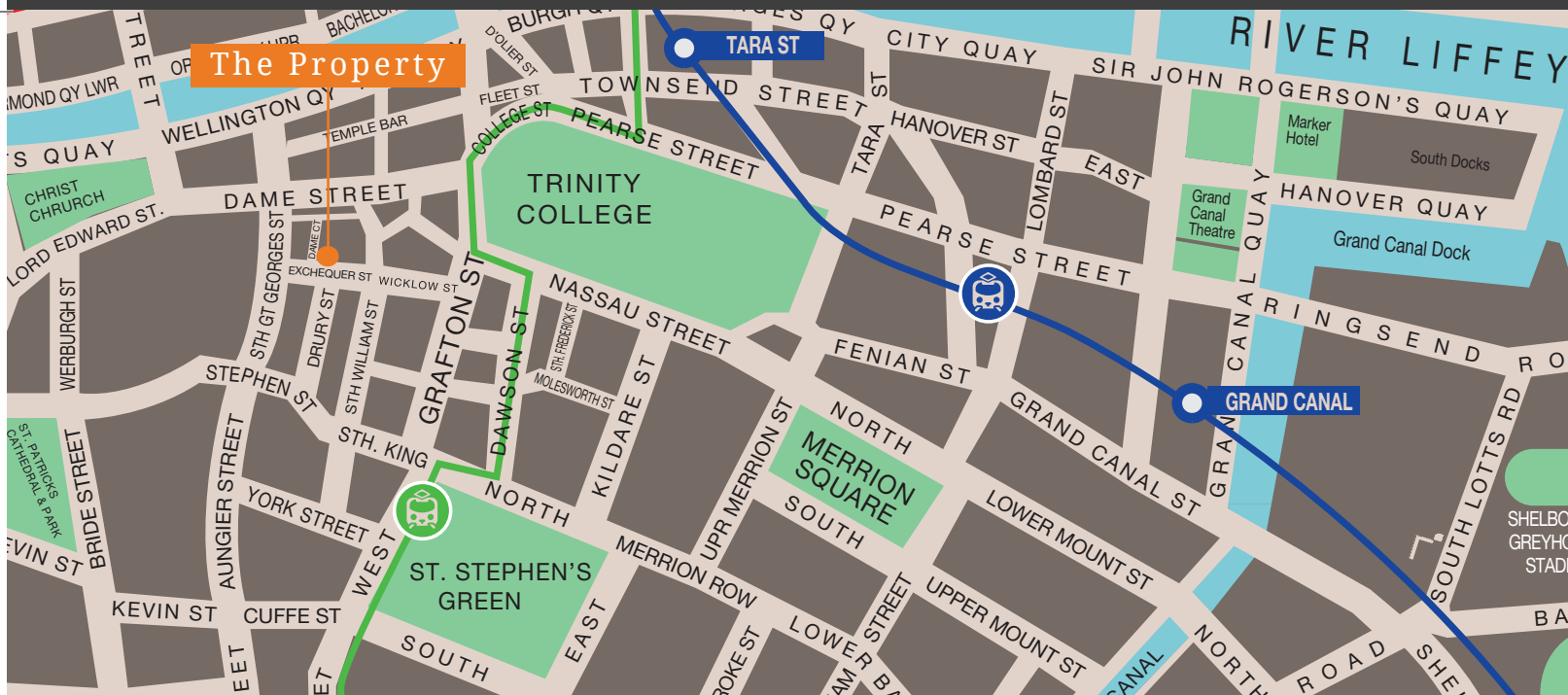


The Property



For illustrative purposes only.



FURTHER INFORMATION |

BER

BER B1

Viewing

Viewing is highly recommended and is strictly by appointment only with sole agent Savills Ireland.

CONTACT |

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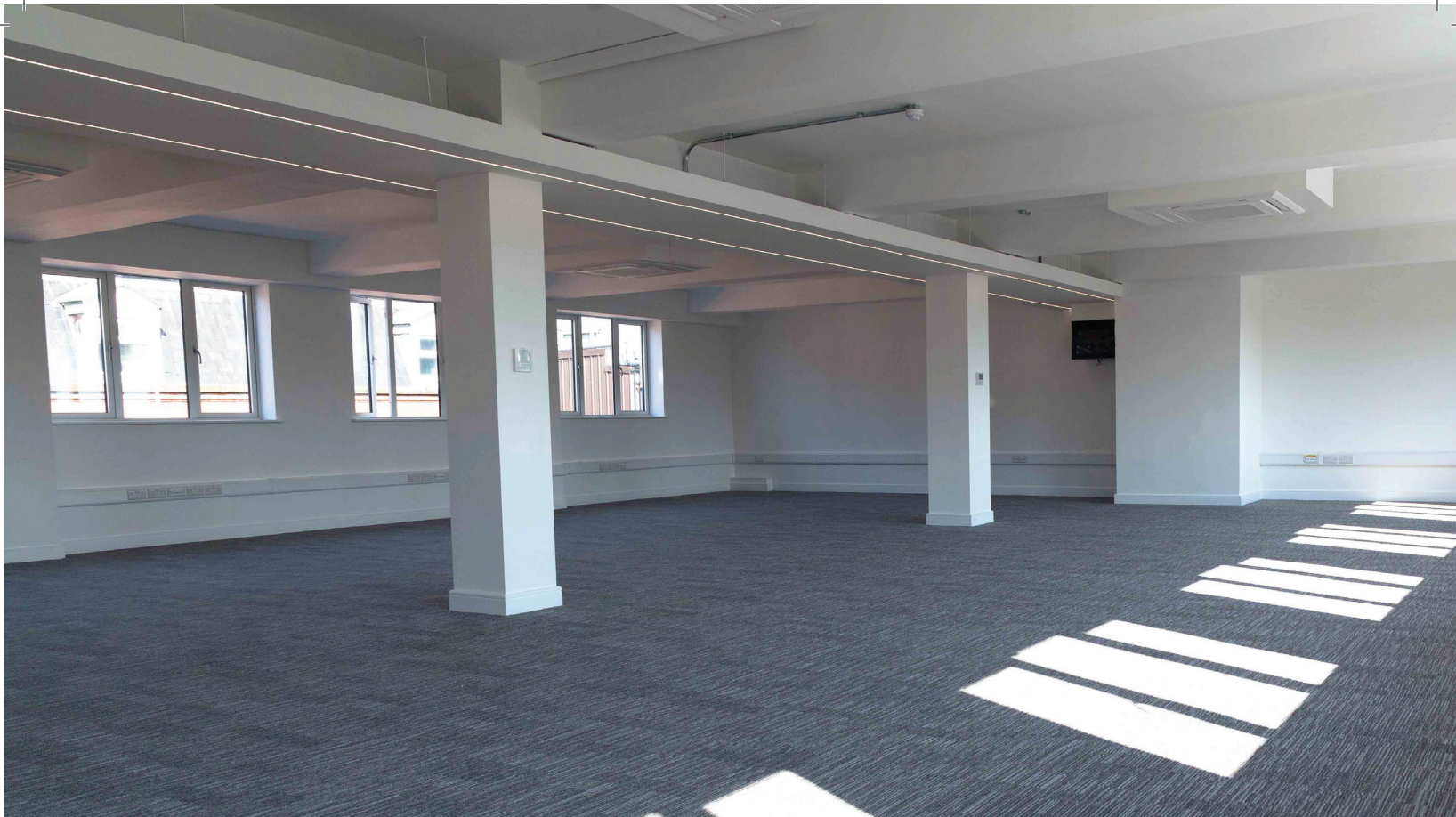


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THE CHC BUILDING

EXCHEQUER STREET | DUBLIN 2



DESCRIPTION |

The CHC building is an impressive five-storey high profile landmark office building located in the heart of Dublin 2. The fourth floor extending to 2,045 sq. ft. has undergone extensive refurbishment works which have delivered an exceptional Grade A office finish to include new PVC windows, new toilet core fit-out, LED lighting throughout, new air-conditioning units, painted and plastered walls. The layout of the fourth floor is entirely open plan which allows the incoming tenant full-flexibility on floor lay-out. In addition the ground floor reception has also been refurbished and modernised.

LOCATION |

The CHC building is superbly located occupying a prominent corner position between Exchequer Street and Dame Court in the heart of Dublin's retail, business and cultural quarter. The building is well positioned to benefit from all of Dublin City's amenities and is a short stroll from Dublin's prime retail hub of Grafton Street. In terms of transport the CHC building occupies a prime city centre location with excellent transport connectivity. Both the green and red Luas lines, Tara Street DART station and a host of Dublin Bus routes are all within a short walking distance from the building. Furthermore there is a Dublin Bikes station located directly outside the building on Exchequer Street, further highlighting its ease of accessibility.

WALKING DISTANCE TO NEARBY SERVICES AND AMENITIES |



2
minutes to
**COLLEGE
GREEN**



6
minutes to
LUAS



**DUBLIN
BIKES**
at front door



12
minutes to
DART



4
minutes to
**GRAFTON
STREET**

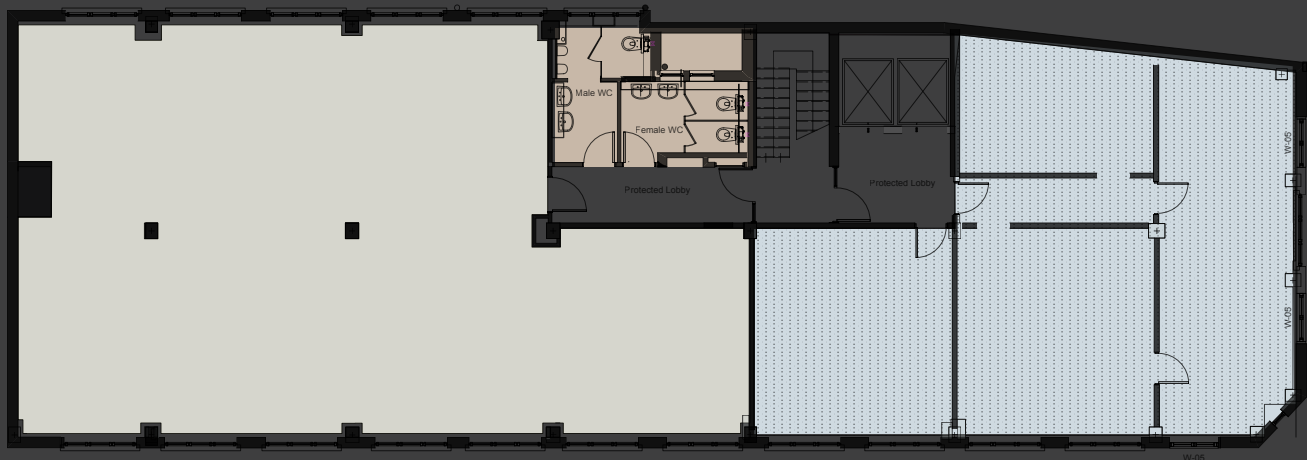


Nearby occupiers include: WeWork, Microsoft, Tracey Solicitors, QBE Insurance, AmTrust Financial Services, Qualtrics, Rapid Ratings, Talent Rover, Dublin Business School, Cream, Creative Graphic Design, ODOS Architects, Dunnes Stores head office and AA Insurance.

SPECIFICATION |

- Newly refurbished reception area
- Open-plan configuration
- Dual aspect office space
- New thermally broken double glazed aluminium windows
- Thermally insulated wall linings
- Concrete floor construction
- Quality carpet tile floor finishes
- Ceiling mounted VRV air conditioning
- Perimeter data trunking
- Refurbished lifts

FOURTH FLOOR | 190 sq. m. (2,045 sq. ft.)



For Illustrative Purposes Only.

