

TO LET

Former grain store building offering unique office space from 2,396 sq. ft. to 6,338 sq. ft.

3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Floors, The Grain Store, 4-4A Prince's Street South, Dublin 2



# THE PROPERTY

The Grain Store comprises an impressive six-storey cut-stone office building in the South Docks.

The building has undergone a number of refurbishment projects over the years to provide unique and contemporary office space. The 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> Floors provide fully fitted turn-key office space incorporating a mix of open plan and private meeting spaces. The 3<sup>rd</sup> floor provides a large kitchen with break-out space, three varying sized meeting rooms, a large boardroom and open plan office space. The 4<sup>th</sup> and 5<sup>th</sup> floors incorporate open plan office space, meeting rooms and a kitchenette on the 4<sup>th</sup> floor.

There is a lift serving all floors from the ground floor reception and two showers at ground floor level. The building also provides for bike storage.

### **SPECIFICATION**









Impressive cut-stone office building

Fully fitted turn-key office space Mix of open plan, meeting rooms and break-out space

Large kitchen on the 3<sup>rd</sup> floor







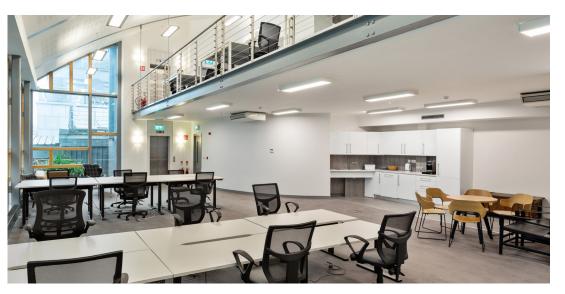


Air conditioning

Raised access floors

**LED** lighting

**Showers** 









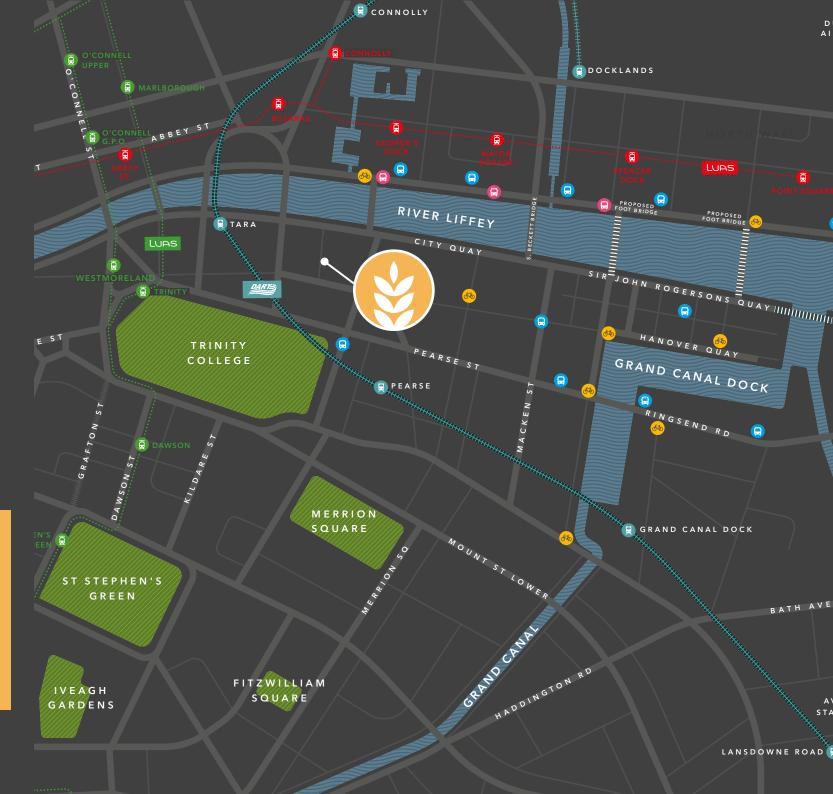


# **LOCATION**

The Grain Store is located in the South Docks on the corner of Princes's Street South and Gloucester Street South, a stone's throw from the River Liffey. The area has undergone a complete redevelopment with Grant Thorton's new HQ, the Premier Inn and Travelodge Plus hotels, all being developed in recent years.

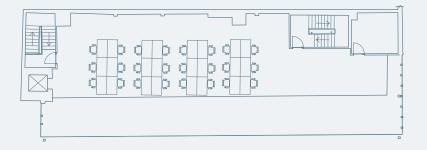
The immediate area comprises a mix of offices, apartments, restaurants, hotels and bars with further amenities located across the river at the CHQ and further east at Grand Canal Dock. Neighbouring occupiers include Grant Thorton, AON, Paysafe, HubSpot, Northern Trust and Huawei.

The Grain Store is served by all major public transport links with DART services at Pearse Street and Tara Street Stations, the Red & Green LUAS Lines, numerous Dublin Bus services and Dublin Bike Stations all within walking distance of the property.

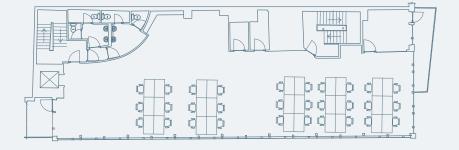


# **FLOORPLANS**

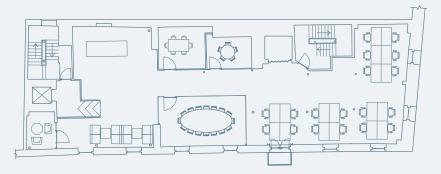
#### 5<sup>™</sup> FLOOR



#### 4<sup>™</sup> FLOOR



#### 3<sup>RD</sup> FLOOR















 Floor
 Sq. Ft.
 Sq. M.

 3rd Floor
 2,396
 222.63

 4th Floor
 2,316
 215.13

 5th Floor
 1,626
 151.04

 Total
 6,338
 588.80

# **LEASE TERMS**

Available by way of a new lease direct from the Landlord

#### BER

BER C3 D1

#### CONTACT

Ciarán O'Connor Senior Surveyor

+353 87 416 8833 ciaran.oconnor@colliers.com

**Nick Coveney** 

Director +353 87 239 1911 nick.coveney@colliers.com Colliers

Hambleden House 19-26 Lower Pembroke Street Dublin 2 +353 1 633 3700 PSRA 001223

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