

## SCOTCH HOUSE, BURGH QUAY, DUBLIN 2

## TO LET



## ACCOMMODATION AVAILABLE SPRING 2019

## Description:

A contemporary double fronted 7 storey Grade A office building located in the CBD. The building includes 2,000 Sq.ft of roof terrace space fronting onto the River Liffey. Set between O'Connell Street, the IFSC and Trinity College the building has unrivaled transport connections, is surrounded by high-profile business neighbours and has wide ranging cultural and lifestyle amenities in the immediate locality. Dublin City's most accessible location by public transport, with Tara Street DART, Luas Cross City, Dublin Bus, Busaras and Dublin Bikes all located within 5 minutes of the building.

## Specification Includes:

- Raised Access Floors
- Suspended Metal Ceiling Tiles
- Recessed LED Lighting
- HVRF Air Conditioning
- Floor to Ceiling Glazing
- Impressive Reception
- 4 Shower Facilities

## Schedule of Accommodation

Schedule of Accommodation	Use	Net Sq. m	Net Sq. ft
Basement	Office	113	1,216
Ground Floor	Office	369	3,971
First Floor	Office	600	6,458
Second Floor	Office	600	6,458
Third Floor	Office	600	6,458
Fourth Floor	Office	600	6,458
Fifth Floor	Office	500	5,382
Sixth Floor	Office	431	4,639
<b>Total</b>		<b>3,813</b>	<b>41,040</b>

<b>Lease:</b>	New Lease Terms
<b>Rent:</b>	€55 per Sq.ft
<b>Rates:</b>	€6-€7 per Sq.ft
<b>Service Charge:</b>	TBC pending occupancy status
<b>Spaces:</b>	9 Cars / 52 Bicycle Spaces
<b>Viewings:</b>	Contact agent

## Contacts:

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BER B1

LEED GOLD

WIRED SCORE PLATINUM