

55
LAD
LANE
DUBLIN 2

8,665 SQ.FT. GRADE A OFFICE/ENTERPRISE SPACE



EXECUTIVE SUMMARY

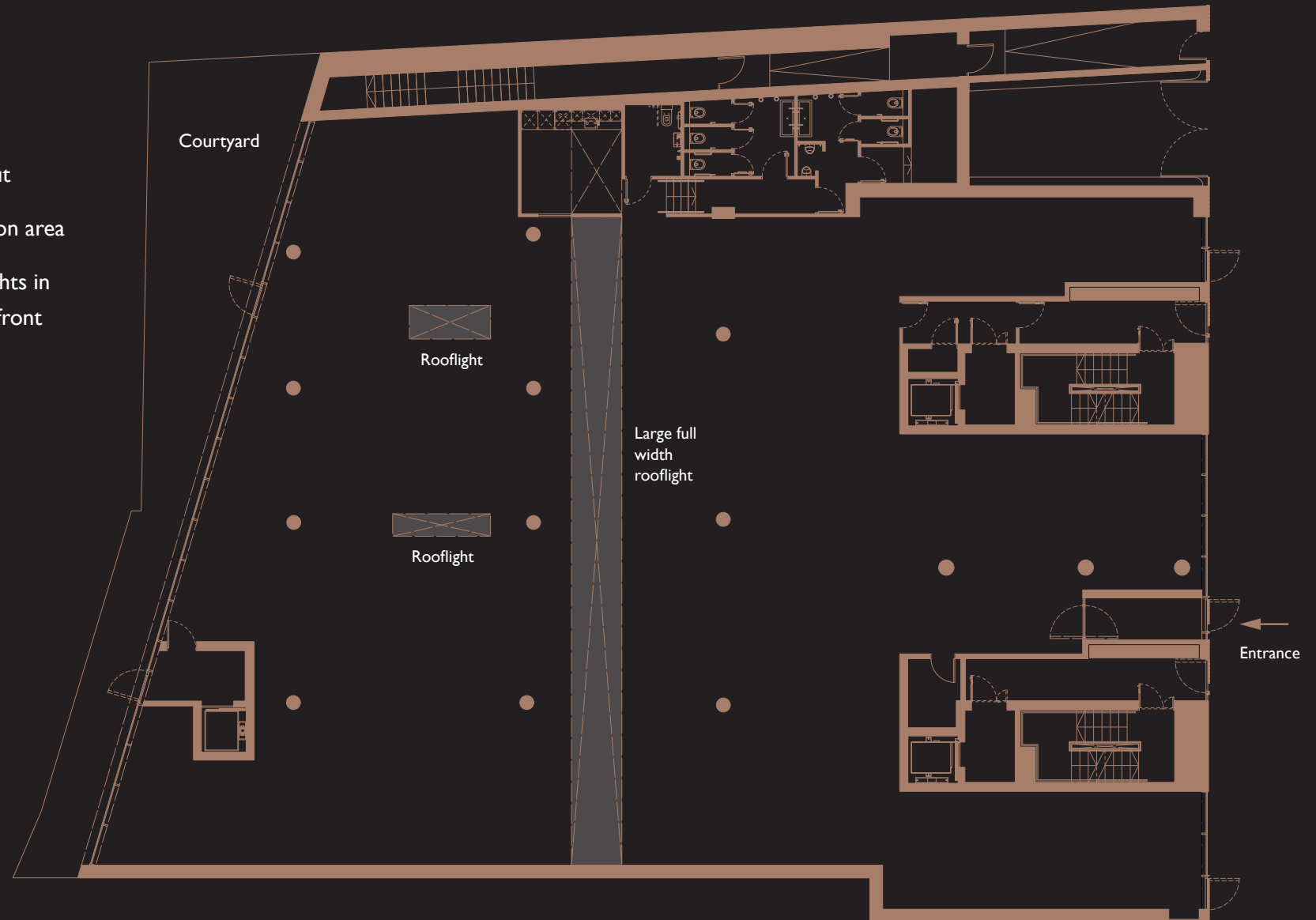
- Concrete style rendered external finish and insulated acrylic rendered system
- Exclusive external courtyard
- Dedicated entrance lobby
- Automatic double glazed entrance door with access control
- Energy efficient LED lighting system
- Extensive natural lighting
- High ceilings
- High specification contemporary architectural detailing throughout
- High quality ceramic sanitary ware
- Bicycle and one secure car parking space
- 4 showers available in the basement
- CCTV and fire system.



FLOOR PLANS

Ground Floor

- Exclusive Courtyard
- Flexible efficient open plan layout
- Dedicated entrance and reception area
- Excellent natural light via rooflights in addition to extensive glazing to front and rear.



FLOOR PLANS

Basement

- 3 showers (inclusive of accessible shower)
- 2 WCs (inclusive of accessible WC)
- One secure car parking space
- Locker room
- Secure bicycle parking

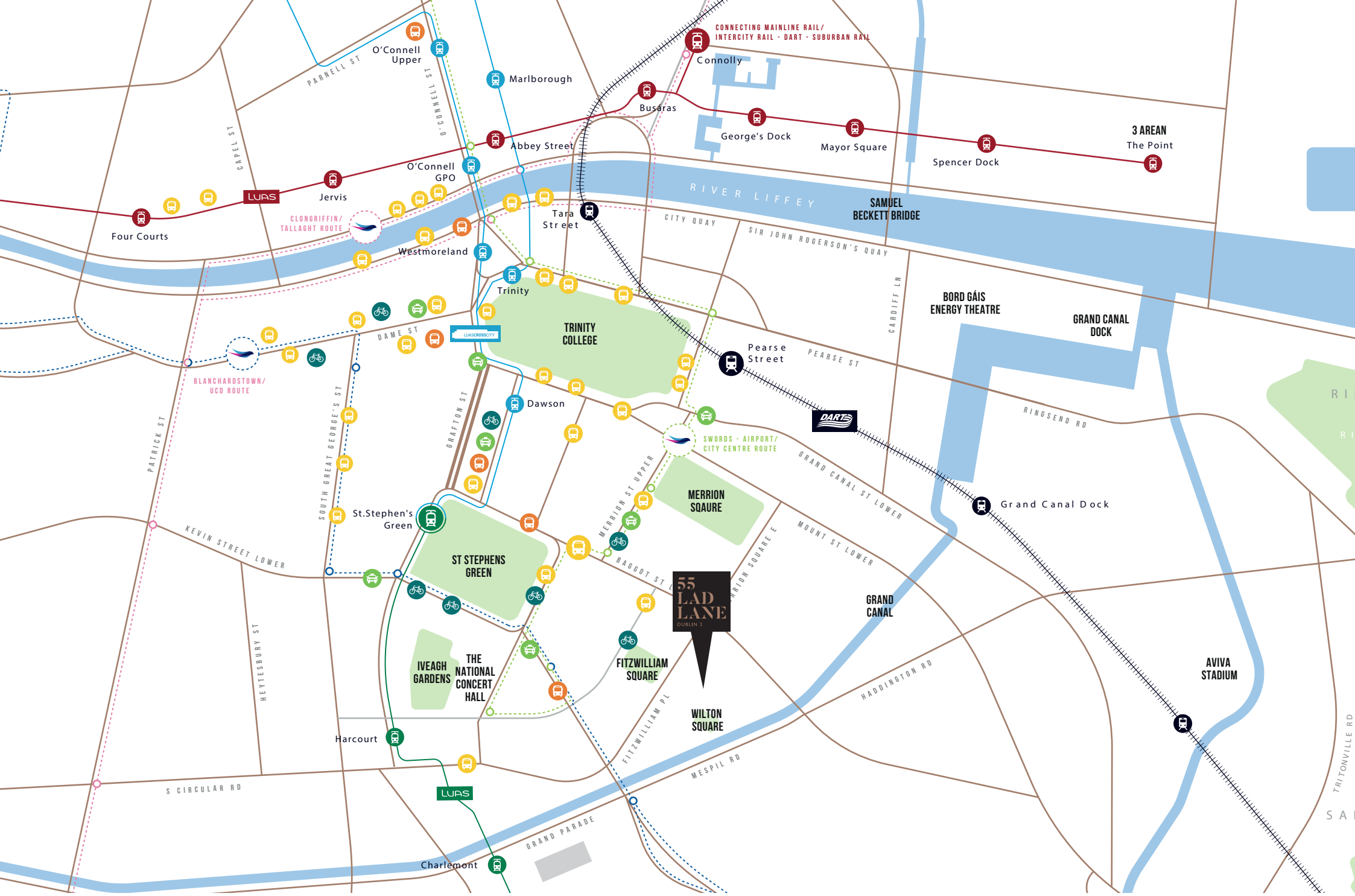


IDEALLY LOCATED CLOSE TO ALL MAJOR TRANSPORT LINKS:

Transport - Walking times:



2 mins	DUBLIN BUS
2 mins	DUBLIN BIKES
2 mins	TAXI
6 mins	AIRCOACH
9 mins	LUAS GREEN LINE
14 mins	LUAS RED LINE
15 mins	PEARSE ST DART / TRAIN STATION



-  LUAS GREEN LINE
-  LUAS RED LINE
-  LAIRCOACH
-  DUBLIN BUS
-  DUBLIN BIKES
-  IRISH RAIL & DART
-  TAXI RANK
-  SWIFTWAY - BUS RAPID TRANSIT

IN GOOD COMPANY...



BORD GAIS THEATRE

TRINITY COLLEGE

GOVERNMENT BUILDINGS

MERRION SQUARE

GOOGLE

DEPARTMENT OF HEALTH

ST STEPHENS GREEN

55 LAD LANE
DUBLIN 2

AERCAP

FITZWILLIAM SQUARE

OAKMOUNT

IVEAGH GARDENS

NATIONAL CONCERT HALL

LINKEDIN

WILTON SQUARE

ARTHUR COX

BANK OF IRELAND

AMAZON

DELOITTE

GLANDORE

ZENDESK

VIASAT

WEWORK

A DEVELOPMENT BY
OAKMOUNT

AGENT DETAILS

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Architect
ODAA

Civil & Structural
CS Consulting Group

Mechanical & Electrical
O'Connor Sutton Cronin

Landscape Architect
Thirty Three Trees

Planning Consultant
Manahan Planners

Financed By
AIB

Main Contractor
McGill Construction

Fire, Dac & Assigned Certifier
Goldsmith Engineering

Quantity Surveyor
Kerrigan Sheanon Newman

PSDP
McGovern Surveyors

Legal
Ken Kennedy Solicitors

BER Rating

