

OFFICES TO LET

Penthouse & Courtyard Floors

16-22

Green Street, Dublin 7

Newly Refurbished Fully Fitted & Cat A Offices

Sizes from 2,755 sq.ft. (255 sq.m.)
to 4,830 sq.ft. (448 sq.m.)



The Property

16–22 Green Street is a modern office building in a prime city-centre location, set on a prominent corner site. The Penthouse & Courtyard floors have recently been refurbished to a high standard, providing contemporary, high-quality accommodation.



Mix of Fully Fitted and CAT A Office Accommodation



Attended Reception Lobby



New Air Conditioning System (Penthouse)



Energy-Efficient LED Lighting



Floor Boxes Pre-Wired for Power & Data



Newly Installed Communal Shower & Changing Facilities



Secure Bicycle Parking



Shared Outdoor Courtyard






Location






Ideally positioned in the heart of Dublin 7, adjacent to Capel Street, 16–22 Green Street enjoys immediate access to some of the city's most notable destinations including O'Connell Street, Smithfield Plaza and TU Dublin's Bolton Street campus, which is located directly beside the property. The Four Courts is also within close walking distance.

The surrounding area is renowned for its vibrant mix of food, beverage and leisure amenities, with popular venues such as Bonobo, Arisu Korean Restaurant, Nando's, Boco, The Church Café Bar, Bar 1661, Krewe and The Hacienda all located nearby.

Transport

The area benefits from excellent connectivity, with Luas, DART, mainline rail, Dublin Bus and Dublin Bikes all within easy reach. Dublin Airport is also readily accessible by car or by frequent bus services.

Dublin Bikes	2 mins	
Dublin Bus	8 mins	
Luas Green Line	8 mins	
Dublin Express	8 mins	
Luas Red Line	9 mins	

-  Dublin Bike Stations
-  Dublin Bus Stops
-  Luas Green Line
-  Luas Red Line
-  DART/Train Line



NB. For identification purposes only

Description

The available accommodation includes the 4th Floor Penthouse and the Courtyard Floor. The Penthouse has been fully refurbished to a high-quality occupier ready standard, while the Courtyard Floor is presented in CAT A condition with the option for a full CAT B fit-out to suit an incoming occupier



Penthouse Floor

Specification includes:

- Suspended ceilings
- VRV air conditioning system
- Perforated metal ceiling tiles
- Energy efficient LED lighting
- Raised access floors
- Quality carpet tile finish
- Floor boxes wired for power and data
- Painted and plastered walls

Fit out includes:

- Reception area
- Tea station
- 40 open plan workstations
- Break out/collaboration space
- 8 person boardroom
- W.C. facilities





Courtyard Floor

Specification includes:

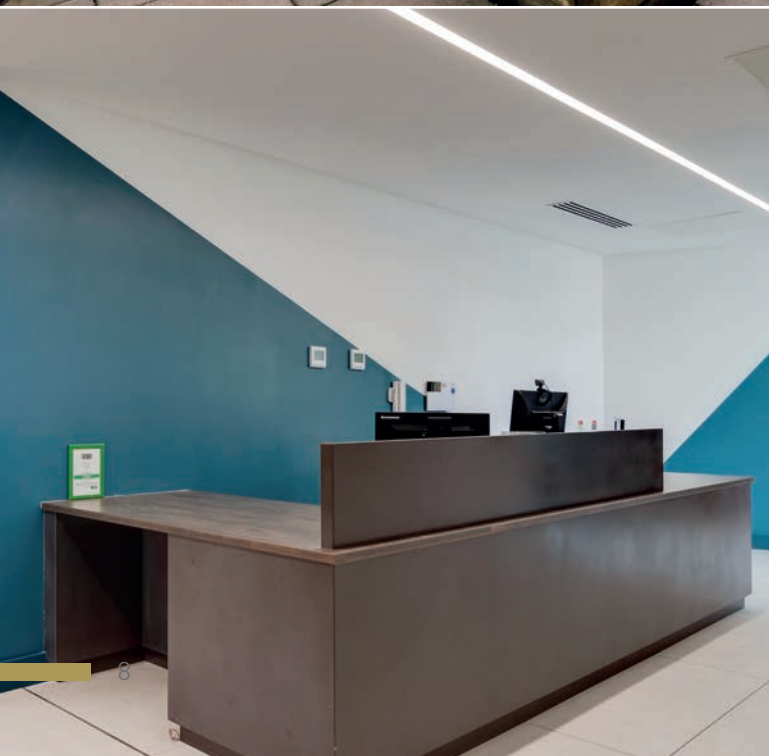
- Suspended ceilings
- VRF air conditioning system
- Mineral fibre acoustic ceiling tiles
- Energy efficient LED lighting
- Painted and plastered walls
- Raised access floors
- Quality carpet tile finishes
- Floor boxes wired for power and data
- Plumbed for tea station
- W.C. facilities



Tenant Amenities

Occupiers benefit from a range of on-site amenities, including:

- Attended reception area
- Secure on-site bicycle parking
- Communal shower and changing facilities
- Shared outdoor courtyard



Floor Plans

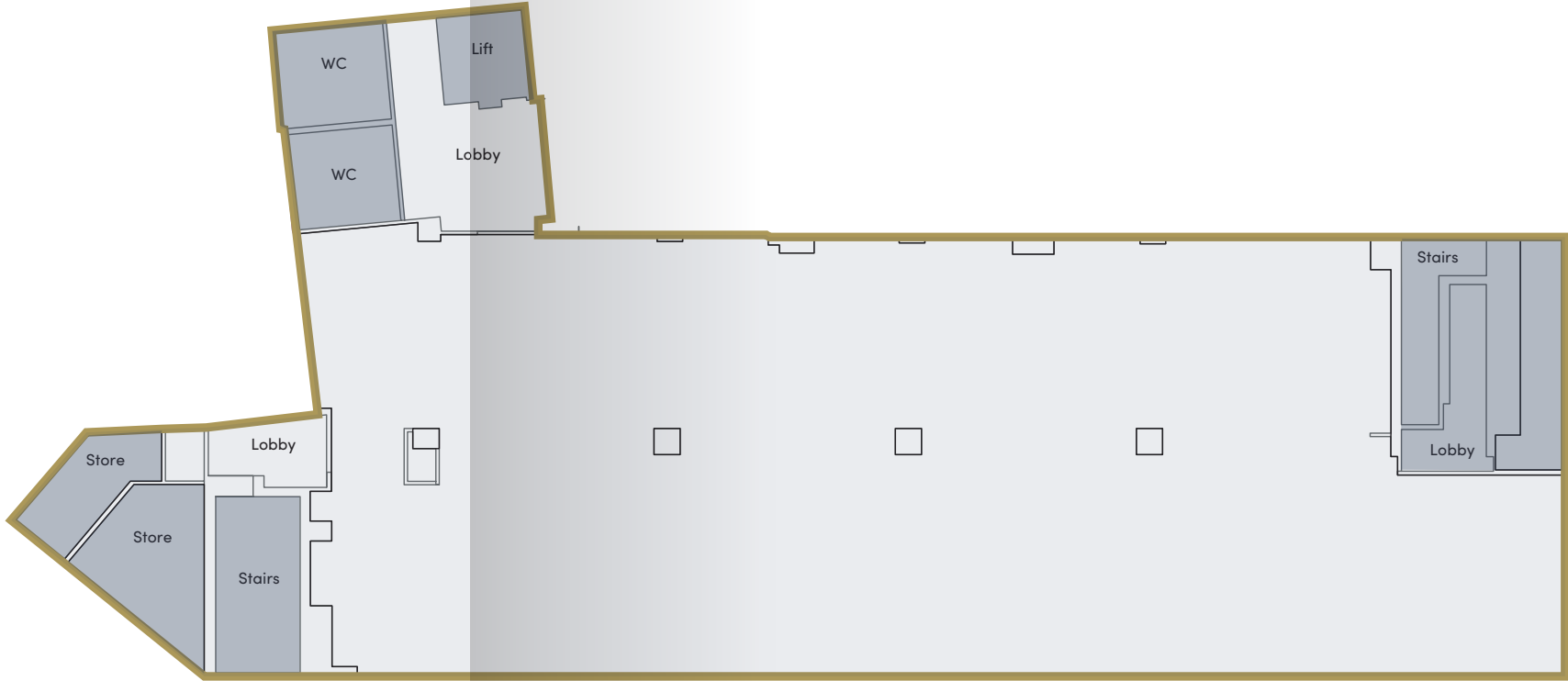
Penthouse Floor

255 sq.m. / 2,755 sq.ft. NIA



Courtyard Floor

448 sq.m. / 4,830 sq.ft. NIA



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16-22

Green Street, Dublin 7

Rent

On Application.

Lease

Available to let under a new lease direct from the landlord.

BER



Viewings

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

Agent Details

QRE Real Estate Advisers

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PSRA Registration No. 003587.

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