

TO LET
FITTED OFFICES



FLEMING
C O U R T

FLEMING PLACE, DUBLIN 2.



**ONE OF DUBLIN'S
MOST PRESTIGIOUS
BUSINESS LOCATIONS
IN THE HEART
OF THE CBD.**

2,729 SQ.M. (29,370 SQ.FT.) OF PRIME OFFICE ACCOMMODATION.

Fleming Court comprises a modern five-storey detached Grade A office building, with a unique "blue-glass" external elevation. The building was developed in 2001 with a refurbishment undertaken in 2015.

Three self contained office suites are currently available to lease on the ground, first and second floors with the benefit of on-site secure car parking. The ground floor suite extends to 175 sq. m. (1,883 sq.ft.) and is open plan in configuration with the benefit of a kitchenette facility. The part 1st and 2nd floors extend to 277 sq.m. (2,981 sq.ft.) and 504 sq.m. (5,425 sq.ft.) respectively and are predominantly open plan in configuration with the benefit of cellular offices and kitchenette facilities on both floors. All 3 office suites are regular bright floor plates and can easily be configured to suit a variety of business types.



SCHEDULE OF ACCOMMODATION:

Floor	Sq M	Sq Ft
Part Ground	175	1,883
Part 1st Floor	277	2,981
Part 2nd Floor	504	5,424
Total	956	10,319

Measured on a net internal area basis.





AMAZON

CLAYTON HOTEL

BOI CORPORATE BANKING

LINKEDIN OFFICE CAMPUS

LINKEDIN

GRAND CANAL

GROUPON
MACQUARIE GROUP
CBRE

HUAWEI
CROWE

MUZINICH & CO
PROXIMO SPIRITS

ADDLESHAW GODDARD

MESPIL HOTEL

CANADIAN EMBASSY

BANK OF IRELAND

EBS

STORYFUL
SANNE

SKY IRELAND
AMAZON

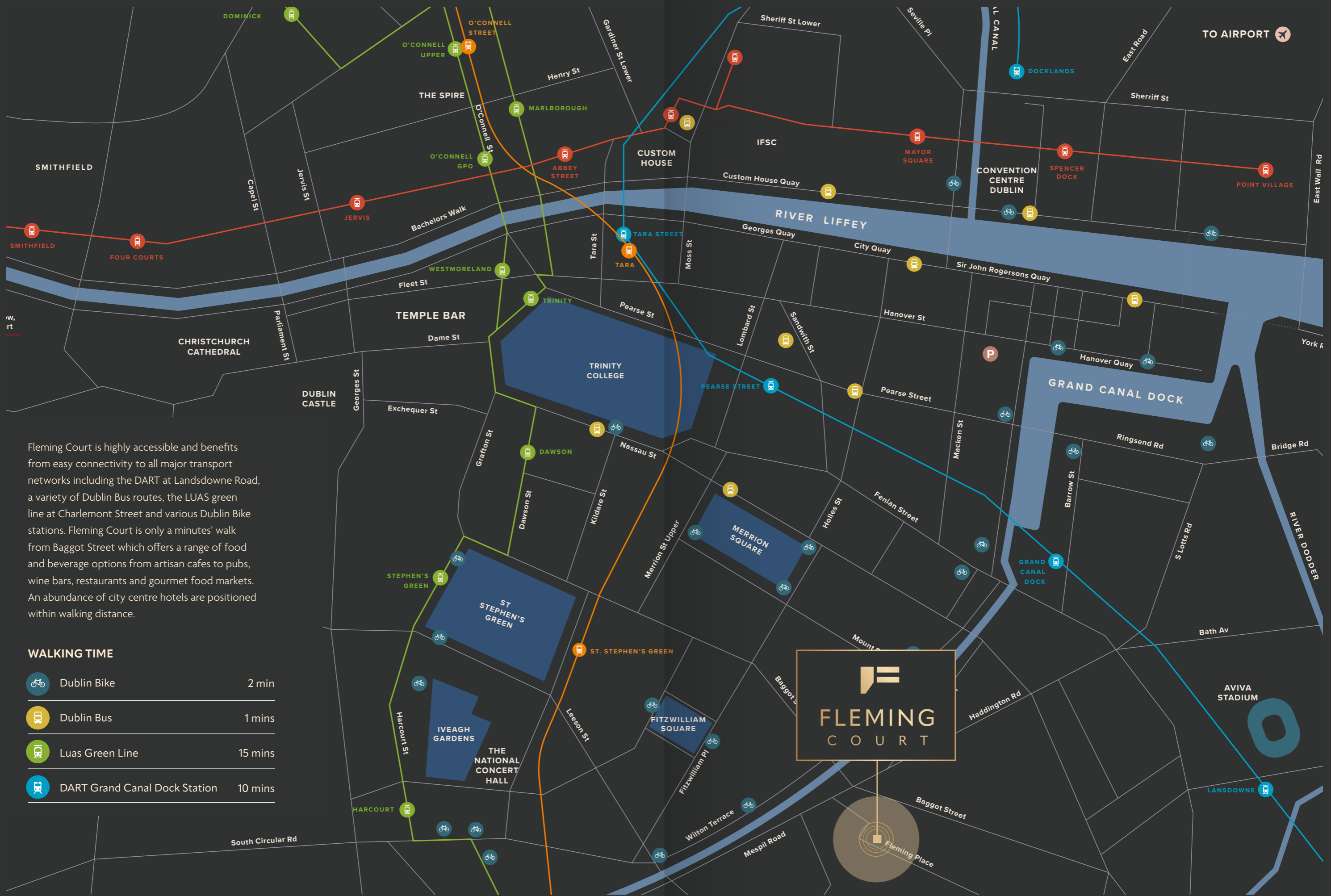

FLEMING
COURT

BANK OF IRELAND







Fleming Court is conveniently situated on Fleming Place just off the Mespil Road in one of Dublin's most prestigious business locations. Immediately adjacent the Grand Canal, the offices are a short stroll from Baggot Street Bridge, Haddington Road, Fitzwilliam Square and Merrion Square. The surrounding area is home to many established indigenous and international occupiers including Amazon, LinkedIn, Sky Ireland, Jazz Pharmaceuticals, Bank of Ireland, ALB, and the Health Service Executive. Occupiers within the building include CSC Capital Markets, Sparkasse Bank Malta Plc, Signal Education Ltd, and Kennelly Tax Advisors Ltd.





Fleming Court is highly accessible and benefits from easy connectivity to all major transport networks including the DART at Landsdowne Road, a variety of Dublin Bus routes, the LUAS green line at Charlemont Street and various Dublin Bike stations. Fleming Court is only a minutes' walk from Baggot Street which offers a range of food and beverage options from artisan cafes to pubs, wine bars, restaurants and gourmet food markets. An abundance of city centre hotels are positioned within walking distance.

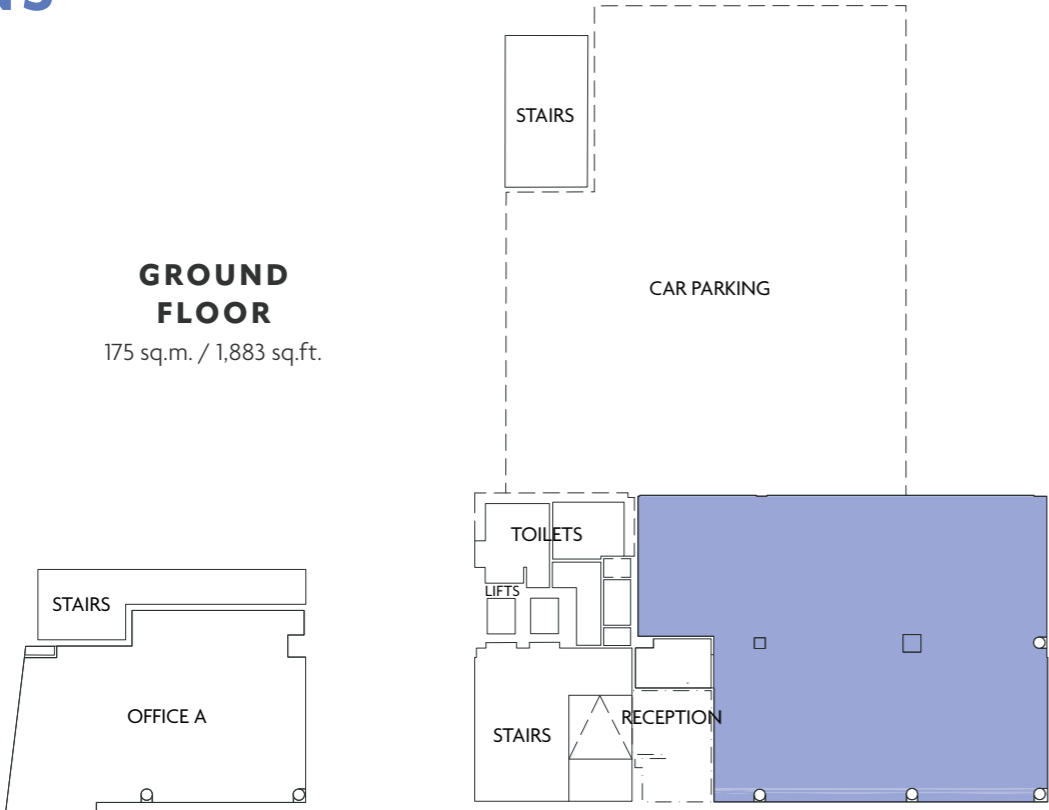
WALKING TIME

-  Dublin Bike 2 min
-  Dublin Bus 1 mins
-  Luas Green Line 15 mins
-  DART Grand Canal Dock Station 10 mins

FLOOR PLANS

GROUND FLOOR

175 sq.m. / 1,883 sq.ft.



SECOND FLOOR

504 sq.m. (5,425 sq.ft.)



FIRST FLOOR

277 sq.m. / 2,981 sq.ft.



Floor Plans provided are for illustrative purposes only.





FURTHER INFORMATION

Inspections strictly by appointment through joint letting agents.

ANNUAL OUTGOINGS:

Quoting Rent: €49.50 per sq.m. p.a.

Car Parking: €3,750 per space p.a.



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