

TO LET
HIGH QUALITY FITTED OFFICE SPACE

TWO |
DOCKLAND
CENTRAL

PART 4TH FLOOR

Two Dockland Central, Guild Street, Dublin 1

ORE

**REAL ESTATE
ADVISERS**



**CUSHMAN &
WAKEFIELD**

BER C1



TWO |
DOCKLAND
CENTRAL



Have a Great Day

TWO |
DOCKLAND
CENTRAL

EXECUTIVE SUMMARY

Part fourth floor extends to approx. **361 sq.m. (3,887 sq.ft.)** NIA



FULLY FITTED
PREMIUM OFFICE SPACE



DESIGNATED 4 UNDERGROUND
CAR SPACES



PRIME CBD
LOCATION



EXCELLENT PUBLIC
TRANSPORT LINKS



DESCRIPTION

The property comprises a part fourth floor office located within a recently refurbished and modernised office building. The available space provides for a plug and play premium office space. The space is configured to provide a mix of open plan office space, five cellular offices, a 12 person boardroom and modern fitted kitchen.

THE FITOUT OFFERS:



RAISED ACCESS FLOORS



CARPET TILES



GLASS PARTITIONS



LED LIGHTING



FULLY FITTED KITCHEN



HIGH END SHOWER/
CHANGING FACILITIES



LUAS

THE SPIRE

GPO

Connolly Station

BUSARAS

LUAS

CUSTOMS HOUSE

Tara St. Station

DART

TRINITY COLLEGE

NATIONAL GALLERY OF IRELAND

MERRION SQUARE

ST STEPHEN'S GREEN

Pearse St. Station

Docklands Station

IFSC

TWO DOCKLAND CENTRAL

CONVENTION CENTRE

RIVER LIFFEY

SOUTH DOCKLANDS

BORD GÁIS ENERGY THEATRE

GRAND CANAL DOCK

NORTH DOCKLANDS

POINT SQUARE

3 ARENA



Dublin Airport



Dublin Port Tunnel

NB. For identification purposes only



CROKE PARK

CONNOLLY STATION

TWO DOCKLAND CENTRAL

DOCKLANDS

INTERNATIONAL FINANCIAL SERVICES CENTRE

NATIONAL COLLEGE OF IRELAND

THE SPENCER HOTEL

A & L GOODBODY

LUAS

THE CONVENTION CENTRE DUBLIN

CITI

AIG

DUBLIN BIKES

PWC

MCCANN FITZGERALD LLP

THE PROPERTY IS IDEALLY POSITIONED



LUAS RED LINE (1 min walk)



DUBLIN BUS NUMEROUS ROUTES (in close proximity)



DUBLIN BIKES (on the door step)



BUSARAS (8 min walk)



TRAIN (4 min walk)



AIRPORT (14 min drive)



LOCATION

Two Dockland Central is located in one of Dublin's most accessible areas.

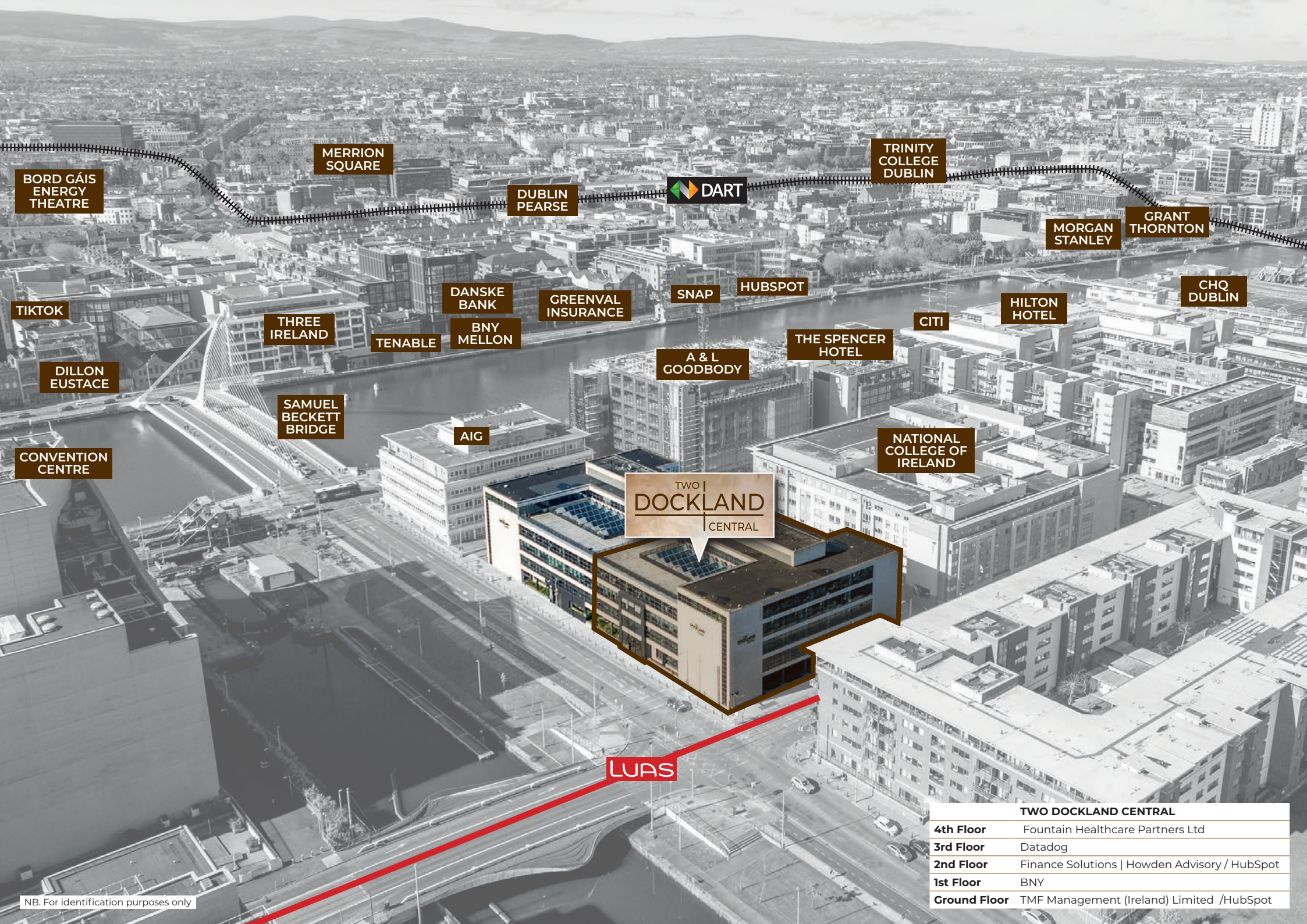
The location is strategically positioned close to all transport links giving immediate access to the Luas Red Line, Connolly Station and The Port Tunnel.

In this busy central location, you'll find a diverse array of amenities ranging from restaurants, pubs, and cafes alongside a range of hotels and shops. The nearby Samuel Beckett Bridge allows for easy access to both sides of the River Liffey, approximately 120m from the building.



NEARBY OCCUPIERS





BORD GÁIS ENERGY THEATRE

MERRION SQUARE

DUBLIN PEARSE

DART

TRINITY COLLEGE DUBLIN

MORGAN STANLEY

GRANT THORNTON

TIKTOK

DANSKE BANK

GREENVAL INSURANCE

SNAP

HUBSPOT

CITI

HILTON HOTEL

CHQ DUBLIN

THREE IRELAND

TENABLE

BNY MELLON

DILLON EUSTACE

A & L GOODBODY

THE SPENCER HOTEL

CONVENTION CENTRE

SAMUEL BECKETT BRIDGE

AIG

NATIONAL COLLEGE OF IRELAND

TWO DOCKLAND CENTRAL

LUAS

TWO DOCKLAND CENTRAL	
4th Floor	Fountain Healthcare Partners Ltd
3rd Floor	Datadog
2nd Floor	Finance Solutions Howden Advisory / HubSpot
1st Floor	BNY
Ground Floor	TMF Management (Ireland) Limited / HubSpot

NB. For identification purposes only



FLOOR PLAN

 PART FOURTH
FLOOR OFFICE



QUOTING RENT

€57.50 per sq.ft.

LOCAL AUTHORITY RATES

Approx. €6.17 per sq.ft.

LEASE TERMS

Flexible New Lease Terms available

BER

BER C1

VIEWING

All viewings are strictly by appointment through the joint letting agent.

AGENTS DETAILS

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PSRA Registration No. 003587 / No. 002222

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