

TO LET BY WAY OF SUBLEASE OR ASSIGNMENT

THE REFLECTOR

Part 3rd and Part 4th Floor | Hanover Quay

High Quality Fully Furnished Office space
Size: 39,000 sq.ft. NIA of Grade A office space





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PRIME WATERFRONT FRONTAGE ON HANOVER QUAY WITHIN THE REFLECTOR BUILDING



FIT-OUT: Fully fitted and furnished to the specification, ready for immediate occupation

- Modern open-plan workstations
- Private meeting rooms and executive offices
- Fully equipped kitchen and breakout areas



AIR CONDITIONING and energy-efficient LED lighting



NATURAL LIGHT: Floor-to-ceiling glazing offers abundant natural light



SUSTAINABILITY: Energy-efficient building with Leed Gold certification



SECURITY: 24/7 monitored security and controlled access



MANNED RECEPTION: Welcoming front desk with secure 365-day access



FLEXIBLE LAYOUT: Bright, flexible floor plates with 2.8m floor-to-ceiling height which can be sub divided



PARKING: Up to 15 dedicated car spaces and bike parking available



AMENITIES: Basement shower facilities for occupiers of the building

A STUNNING & STYLISH LOCATION



Accessibility is one of Grand Canal Docks' key strengths. Dublin's public transportation, including Dublin Bus, the DART, and the Luas light rail, ensures reliable connectivity to the city and beyond, with stations conveniently located nearby. The area is also well-served by road infrastructure, with the Samuel Beckett Bridge providing quick access to the North Docks, the IFSC (International Financial Services Centre), and Dublin Airport. Additionally, plans are in place for a new bridge that will further connect Grand Canal Docks with Ringsend, enhancing the area's accessibility.

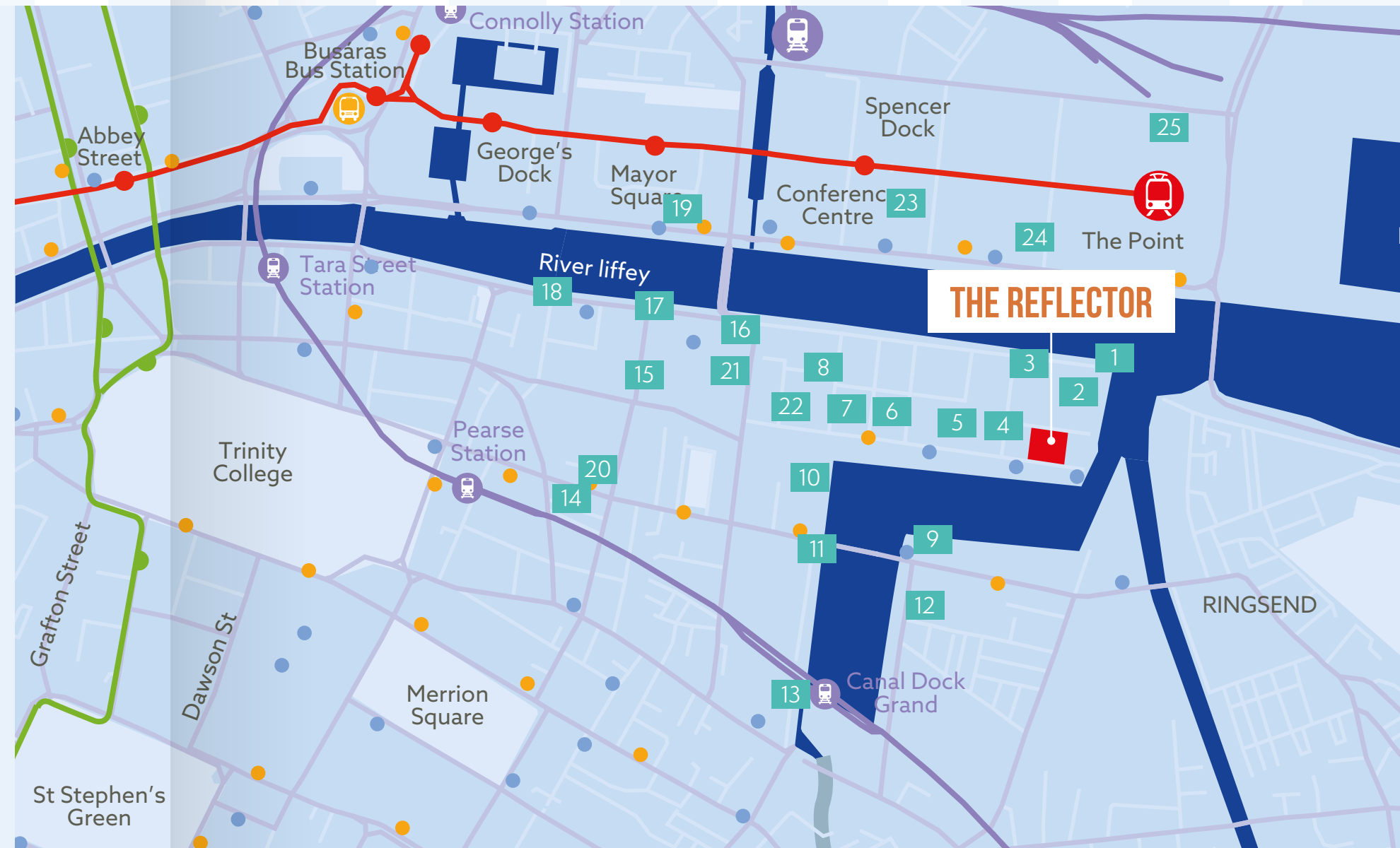


A THRIVING BUSINESS HUB

The Grand Canal Docks area in Dublin City Centre is a thriving business hub with national and international significance, attracting major global companies. Among the prominent landmarks is The Reflector, a standout property boasting a prime position on Hanover Quay, featuring an uninterrupted 75-meter waterfront. This area has become a magnet for global corporations such as JP Morgan, State Street, Indeed, Airbnb, DocuSign, and Accenture.

AMENITIES

- 1 Brewdog
- 2 Allta
- 3 Nutri-Green
- 4 Pause Cafe
- 5 Mackenzie's
- 6 Milano
- 7 Herbstreet
- 8 Lolly And Cooks
- 9 Charlotte Quay
- 10 Nutbutter
- 11 Art Of Coffee
- 12 Yoi Ramen
- 13 Osteria Lucio
- 14 3fe
- 15 Carved
- 16 The Ferryman
- 17 Sprout & Co.
- 18 Gerard's Deli
- 19 Spencer Hotel
- 20 Maldron Hotel
- 21 Clayton Hotel
- 22 The Marker
- 23 The Samuel
- 24 The Mayson
- 25 The Gibson



DESCRIPTION

PART 3RD AND PART 4TH FLOOR

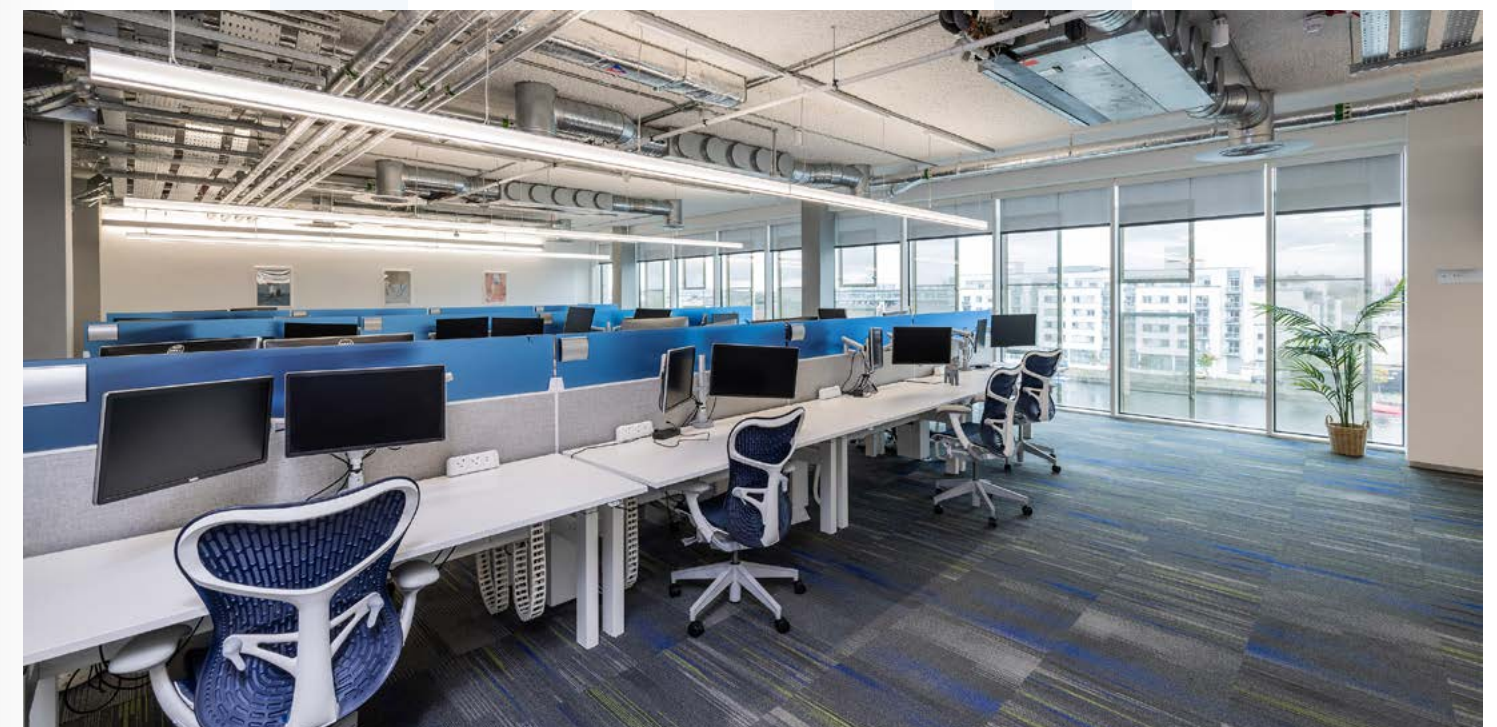
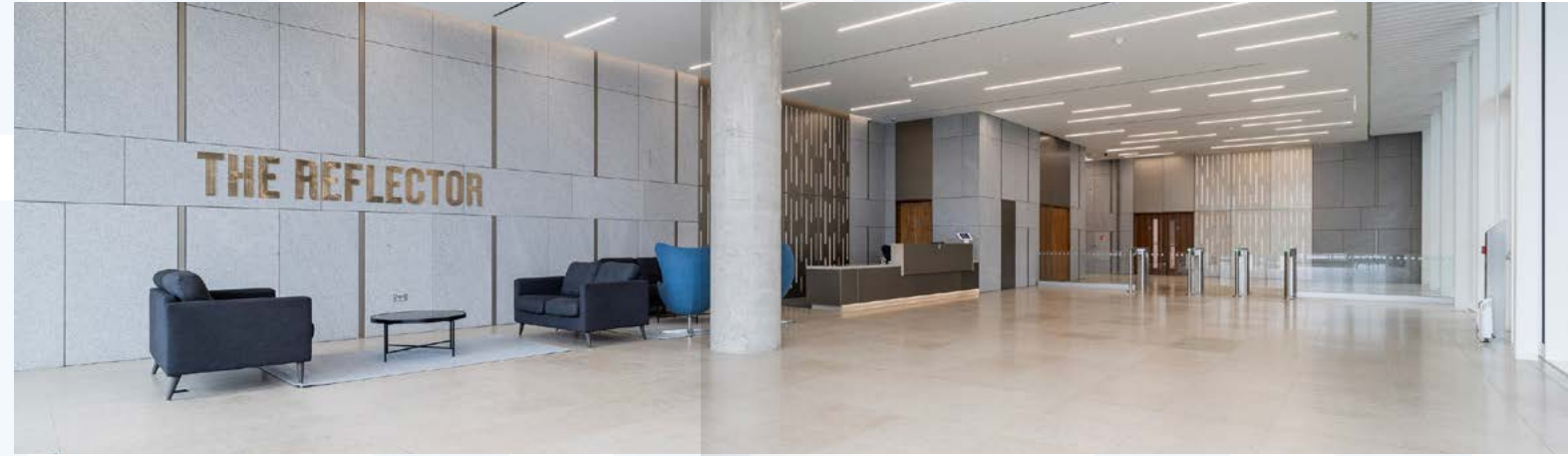
The available office space is located on the 3rd and 4th floor of The Reflector which is available by way of sub lease or assignment.

3rd Floor

The 3rd Floor is currently in shell, and core. The floor extends to 1,475 Sq.m (15,870 Sq.ft.) and is ready for tenant fit-out

4th Floor

The 4th floor, which extends 23,295 Sq.ft., is fitted to a very high level with predominately open plan space which takes advantage of the waterfront views. There is also a mix of 3 large boardrooms, 11 meeting rooms, break out/collaboration space and a kitchen. The floor benefits from an exposed ceiling, LED Lighting, Four Pipe Fan Coil Units, Raised Access Floor, 140 Sit Stand Desks



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FLOOR PLANS

Specification



Raises access floors



Carpeted throughout



Exposed ceilings with LED lighting

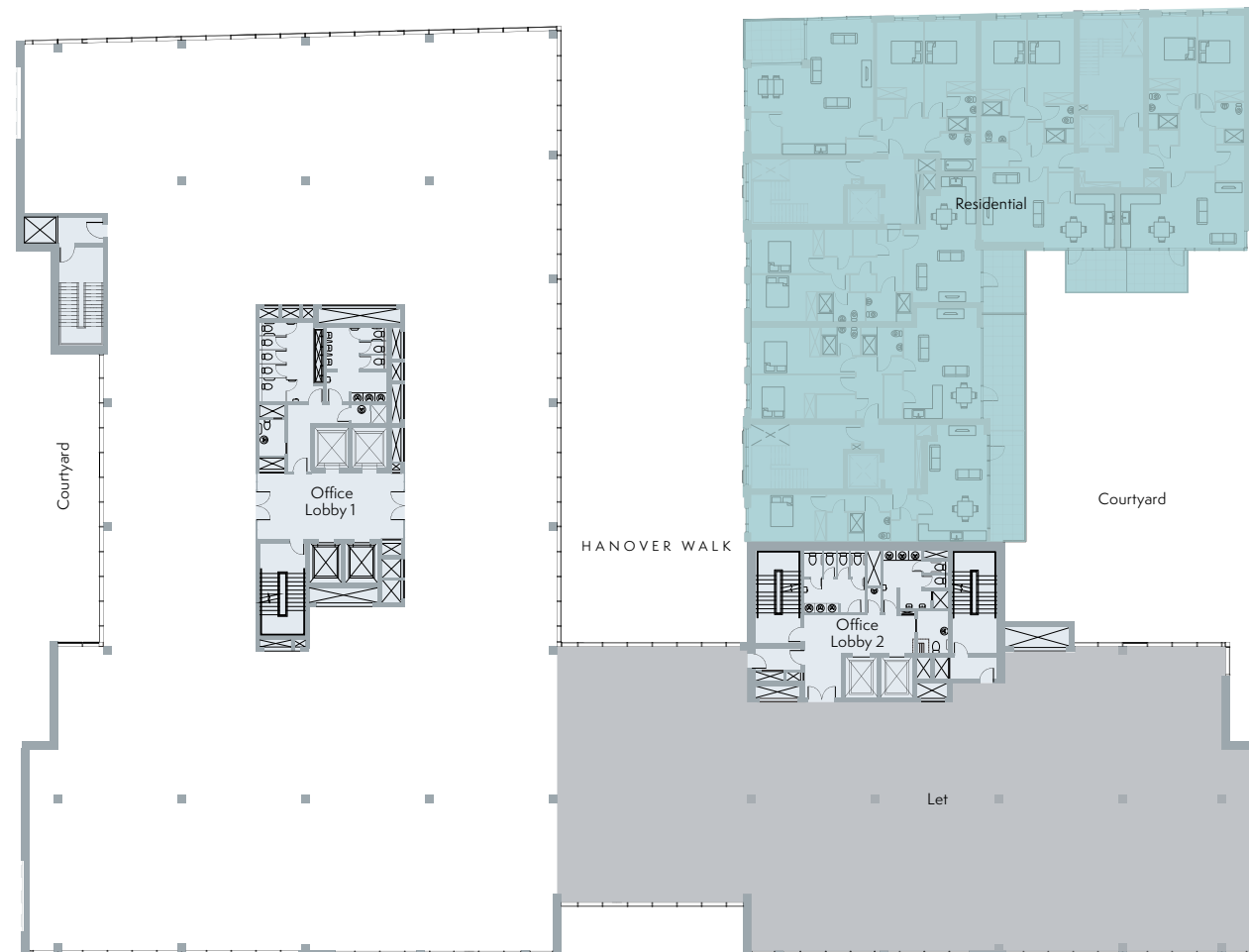


VRV Air conditioning

Floor	Size Sq.ft	Lease Commencement	Term	Break in	Price per sq ft	Car spaces
3rd floor Grey Box ready for fit-out	15,870	Feb-19	25 years	5 years	€ 55.50	6
4th floor (Grey box) ready for fit-out	7,400	Feb-19	25 years	5 years	€ 56.50	3
4th floor Fully Fitted	15,890	Feb-19	20 years	5 years	€ 60.00	10

For Further lease information contact agent. Tenants have rights of renewal

PART 3RD FLOOR



PART 4TH FLOOR



The fit out includes



Modern Reception



11 x meeting rooms



3 x board rooms



140 x desks



1 x kitchenettes



1 Large Canteen area



2 x breakout areas



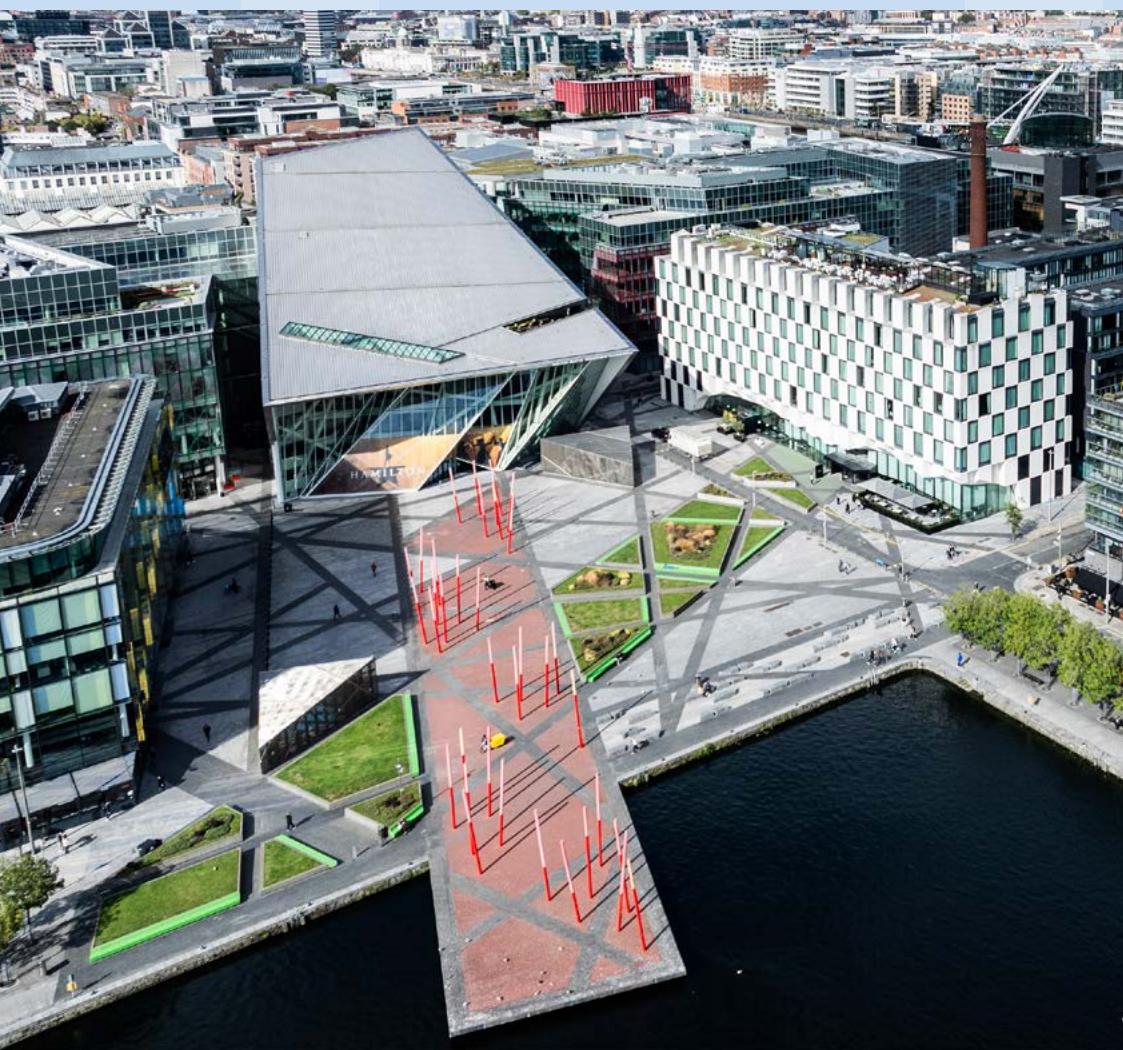
W.C.'s



Comms rooms

THE OPPORTUNITY

The Grand Canal Docks area is a vibrant and growing business hub, attracting top talent and international companies. Known as "Silicon Docks," it is home to the European headquarters of some of the world's leading tech and financial companies. Offering the perfect balance of professional and social environments, the area boasts excellent transport links, world-class amenities, and scenic surroundings.



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