

TO LET | Available by way of assignment or sublease

TWO |
DOCKLAND
CENTRAL

PART 4TH FLOOR

Two Dockland Central Guild Street Dublin 1



TWO |
DOCKLAND
CENTRAL

THE
DOCKLAND
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DOCKLAND
CENTRAL



Have a Great Day

TWO |
DOCKLAND
CENTRAL

EXECUTIVE SUMMARY

Part fourth floor extends to approx. **524.35 sq.m. (5,644 sq.ft.)** NIA



FULLY FITTED
PREMIUM OFFICE SPACE



DESIGNATED 9
UNDERGROUND **CAR SPACES**



PRIME CBD
LOCATION



EXCELLENT PUBLIC
TRANSPORT LINKS



DESCRIPTION

The property briefly comprises a part fourth floor office located within a recently refurbished and modernised office building. The available space provides for fully fitted office space, available by way of assignment or sublease. The space is configured to provide a mix of open plan and cellular office accommodation alongside a self-contained reception.

THE FITOUT OFFERS:



RAISED ACCESS FLOORS



RECESSED LIGHTING



CARPET TILES



FULLY FITTED KITCHEN



PLASTER AND
PAINTED WALLS



SHOWER FACILITIES
AT BASEMENT LEVEL



GLASS PARTITIONS





LUAS

Connolly Station

Docklands Station



THE SPIRE

GPO

BUSARAS

LUAS

CUSTOMS HOUSE

IFSC

TWO DOCKLAND CENTRAL

CONVENTION CENTRE

NORTH DOCKLANDS

POINT SQUARE

Tara St. Station

DART

RIVER LIFFEY

3 ARENA

TRINITY COLLEGE

SOUTH DOCKLANDS

BORD GÁIS ENERGY THEATRE

Pearse St. Station

GRAND CANAL DOCK

NATIONAL GALLERY OF IRELAND

MERRION SQUARE

ST STEPHEN'S GREEN

NB. For identification purposes only



TWO
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THE PROPERTY IS IDEALLY POSITIONED



LUAS RED LINE (1 min walk)



DUBLIN BIKES
(on the door step)



TRAIN (4 min walk)



DUBLIN BUS NUMEROUS
ROUTES (in close proximity)



BUSARAS (8 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.

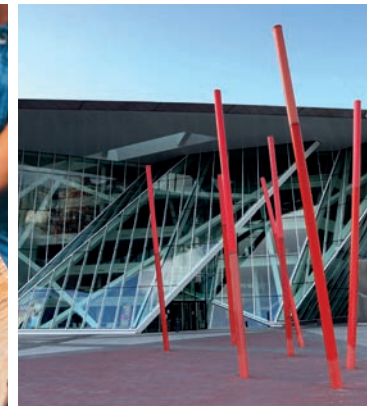
In this busy central location, you'll find a diverse array of amenities ranging from restaurants, pubs, and cafes alongside a range of hotels and shops. The nearby Samuel Beckett Bridge allows for easy access to both sides of the River Liffey approximately 120m from the building.



NEARBY OCCUPIERS



A&L Goodbody



BORD GÁIS
ENERGY
THEATRE

FACEBOOK

3
IRELAND

SAMUEL
BECKETT
BRIDGE

CONVENTION
CENTRE

AIG

A & L
GOODBODY

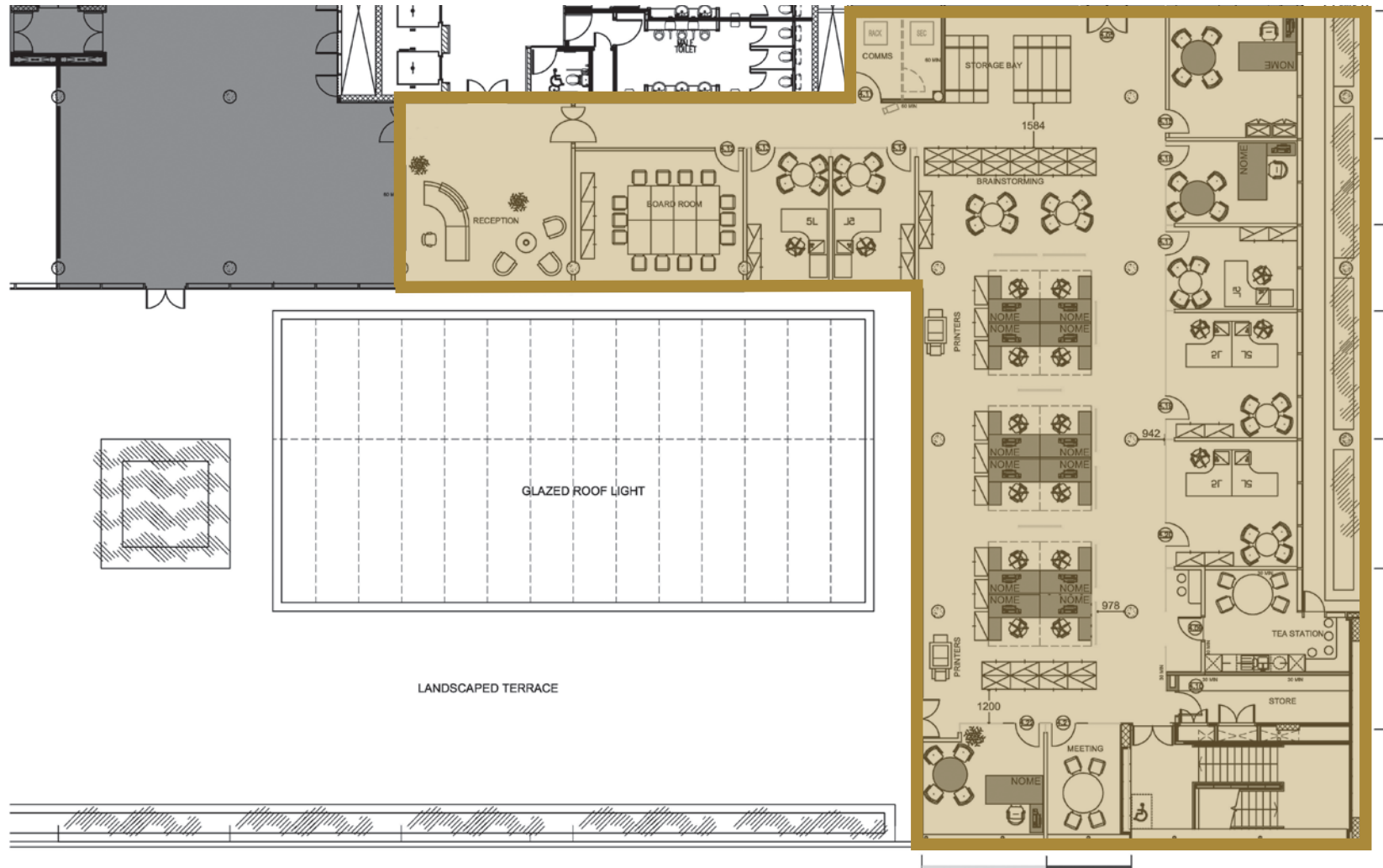
THE SPENCER
HOTEL

CITI

NATIONAL
COLLEGE OF
IRELAND

TWO |
DOCKLAND
CENTRAL

FLOORPLAN



QUOTING RENT

€337,470 per annum including 9 parking spaces.

LOCAL AUTHORITY RATES

Approx. €6.17 per sq.ft.

LEASE TERMS

Available by way of Assignment or sublease. The property is held on a 20-year lease from the 31st March 2017 with 5 year open market reviews. There is a tenant break option in year 12.

VIEWING

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

AGENTS DETAILS

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**QRE REAL ESTATE
ADVISERS**

PSRA Registration No. 003587

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