



OFFICES TO LET

Gainsboro House
24 Suffolk Street, Dublin 2

FROM 766 SQ. FT. TO 2,329 SQ.FT

LOCATION

The fully refurbished office accommodation at Gainsboro House, 24 Suffolk Street is located just 70 metres from Grafton Street, one of Dublin's principal shopping destinations.

Gainsboro House, 24 Suffolk Street is the perfect location for any business looking to locate in the heart of Dublin 2. The immediate area offers an abundance of café/dining amenities including Butlers Café, The Pepper Pot, Featherblade and The Ivy.

This well established office location is home to many well know occupiers such as AIB, Davy, Barclays and Maples FS.



24 Suffolk Street



Interior



24 Suffolk Street



St Stephen's Green



Suffolk Street

THE BUILDING

Gainsboro House, 24 Suffolk Street, Dublin 2 provides occupiers with a unique opportunity to acquire newly refurbished office space in the heart of Dublin's Central Business District.

The office space was recently refurbished to a high standard providing occupiers with high quality finishes throughout. These finishes include upgrades to the office space and common areas as well as the toilet facilities. The available accommodation is located over 3 floors. The first floor offers a net internal area of 766 sq.ft, the second floor offers a net internal area of 787 sq.ft and the third floor offers a net internal area of 776 sq.ft.

TRANSPORT

Gainsboro House, 24 Suffolk Street is served by multiple public transport links. Dublin Bus can be found on Dame Street a 2 minute walk away while Dublin Bikes can be found on Molesworth Street a 5 minute walk away. The Luas Green Line Dawson Street stop is also within 3 minutes walk, while the nearest DART station is located at Tara Street a 10 minute walk away.



Luas



St Stephen's Green

ACCOMMODATION (NIA)

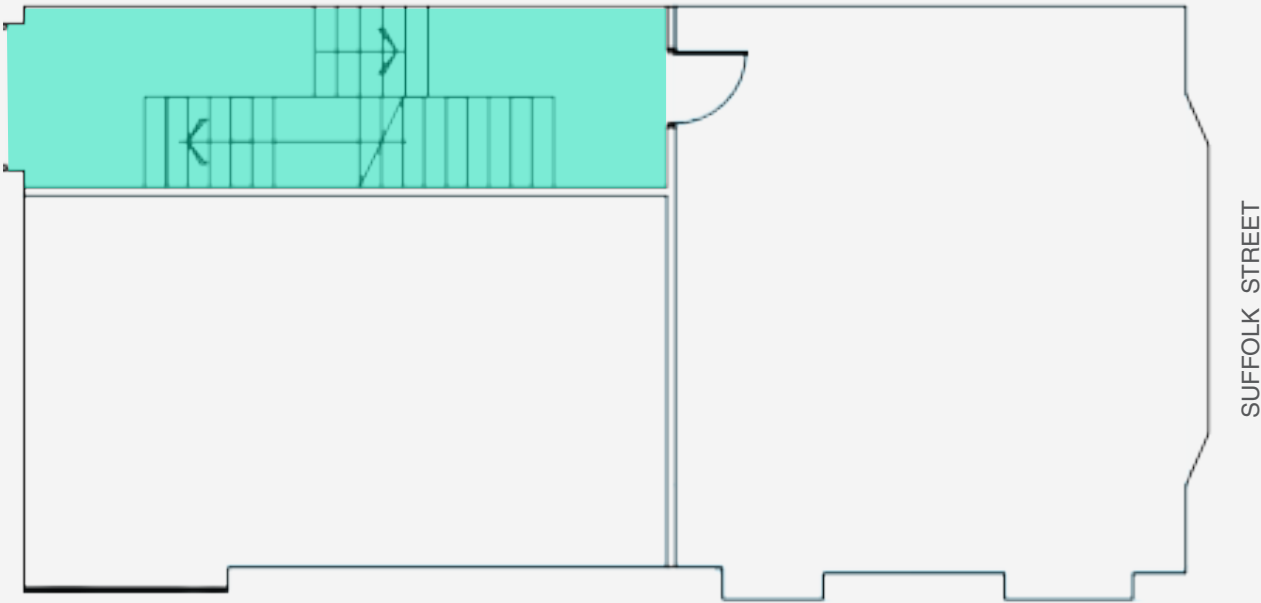
FLOOR	SQ. M (NET)	SQ. FT (NET)
First Floor	71.2	766
Second Floor	73.1	787
Third Floor	72.1	776
Total	216.4	2,329

*The above NET Internal Areas are approximate areas only.

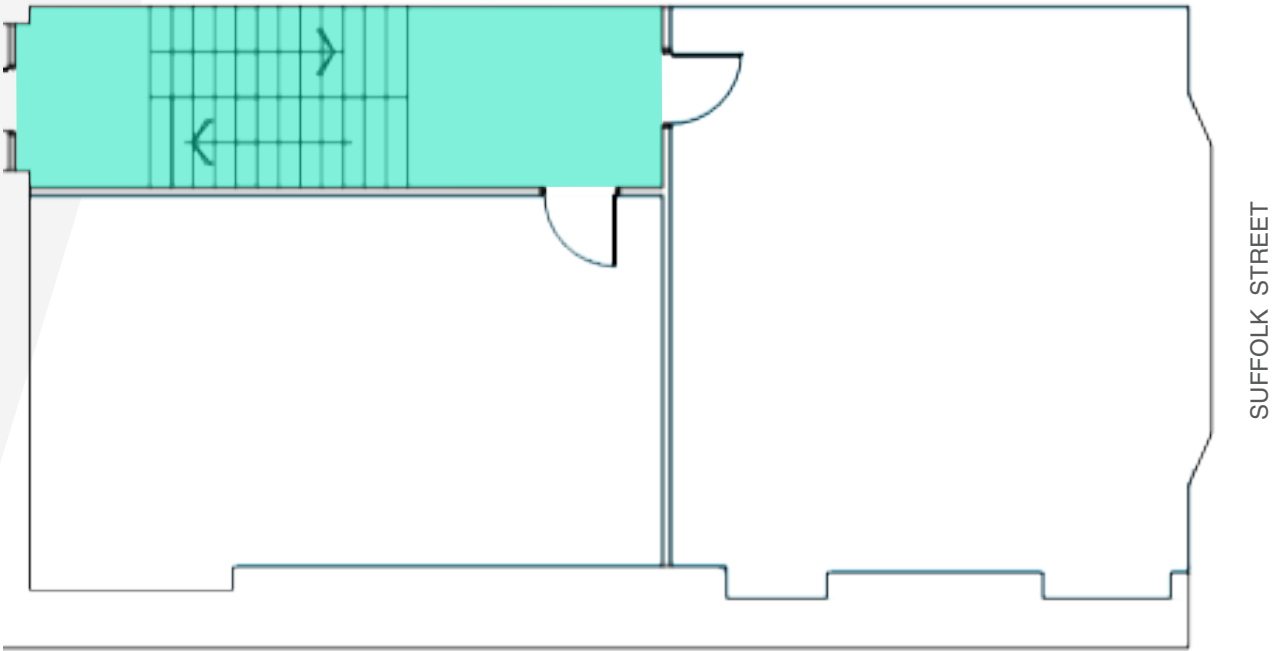
SPECIFICATION

- New LED lighting in office areas
 - New lighting in common areas
 - Painted and plastered walls throughout
 - Reconditioned windows and window frames
 - New electric storage heating system
 - Feature fireplace on all floors
- All floors plumbed for tea station
 - Quality carpet finish to offices and common areas
 - Fully rewired providing power and CAT 6 data cabling
 - Upgraded toilet facilities
 - Intercom access control

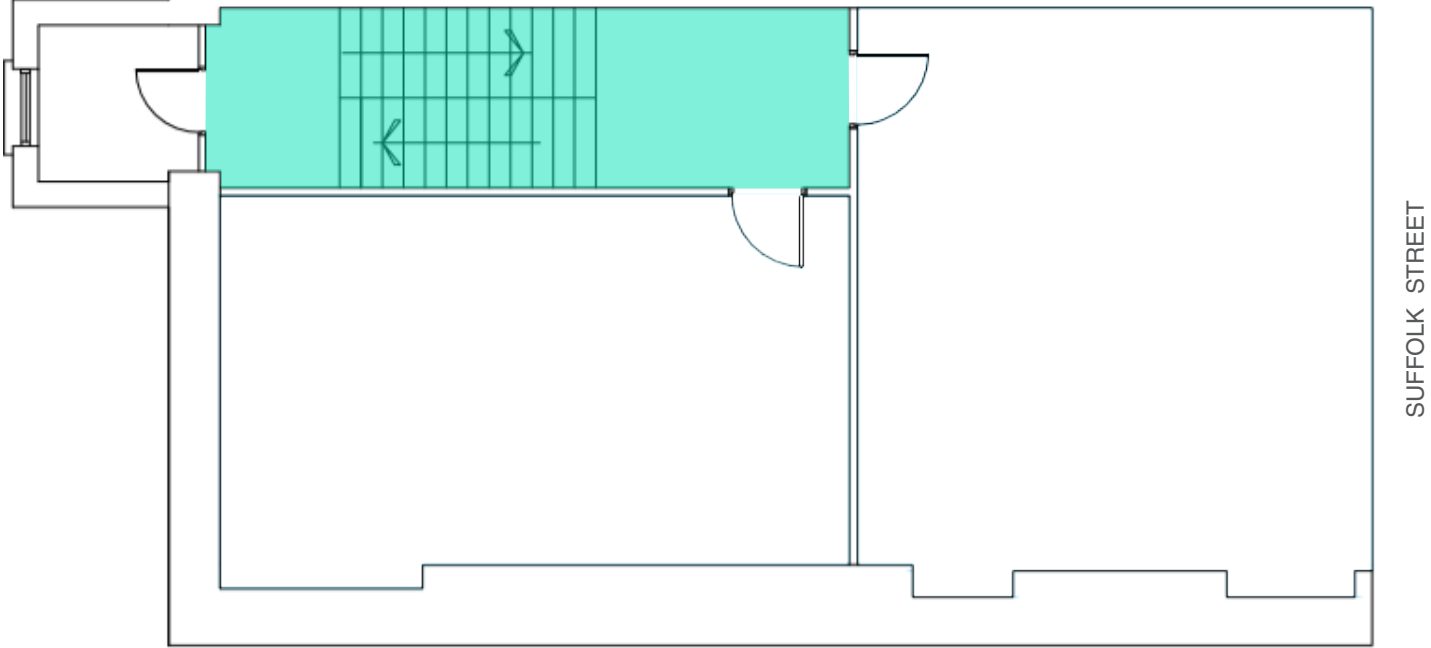
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FULLY UPGRADED OFFICE SPACE



Combining contemporary
and period design





 Gainsboro House, 24 Suffolk Street, Dublin 2

Rent

On application

Lease Term

The building is available to let on a new lease directly from the landlord

Viewing

Viewing highly recommended by appointment with the sole agent Knight Frank

BER B2



20-21 Upper Pembroke Street
Dublin 2
Tel: +353 1 634 2466

[KnightFrank.ie](https://www.knightfrank.ie)

PSRA Registration Number: 001266

Subject to Contract/ Contract
Denied/ Without Prejudice

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