



PENTHOUSE | ST. JAMES' HOUSE
ADELAIDE ROAD | DUBLIN 2

FULLY FITTED OFFICE ACCOMMODATION AT THE CORE OF THE CBD





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Property Highlights



3,682 sq ft
(342 sq m)
Net Internal Area



Fully Fitted
Office
Accommodation



Prime
City Center
Location

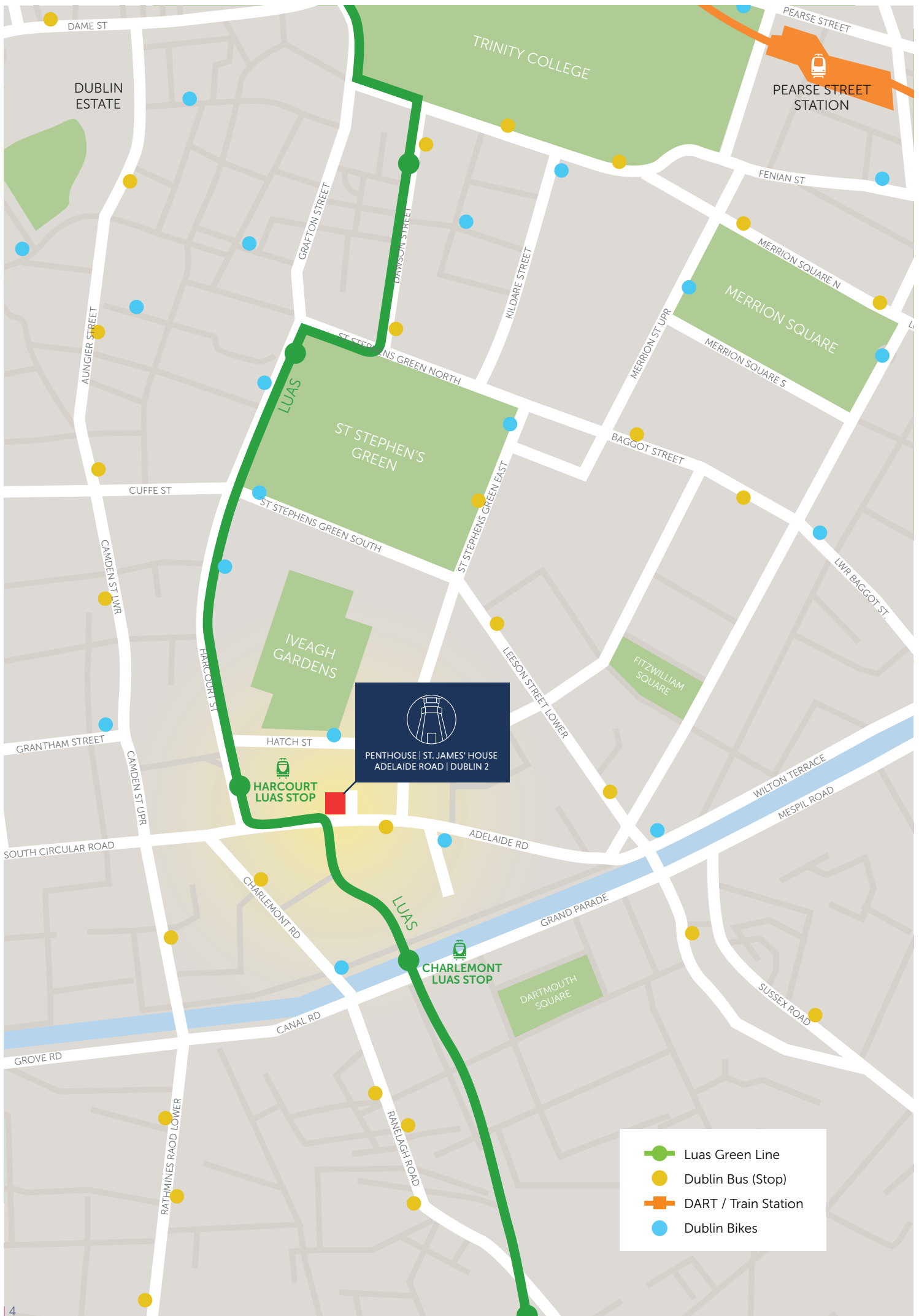


Secured
Bicycle
Parking



3 Secure
Car Parking
Spaces





- Luas Green Line
- Dublin Bus (Stop)
- DART / Train Station
- Dublin Bikes



Central Location

St. James' House occupies a prominent position in the heart of the traditional Dublin 2 Central Business District on the junction of Adelaide Road and Harcourt Road.

Superbly positioned in the heart of the Dublin 2 CBD, the area has seen many leading global occupiers across an array of sectors locate in the area including Lavelle Solicitors, Arthur Cox, Deloitte, Dropbox, Slack, Aviva, MetLife, IDA Ireland, EY and Pepper.

Accessible

Transport links are second to none, with the Luas Green Line, Dublin Bus services and DART services all easily accessible. The Harcourt Luas Stop is less than 100 metres from the property, providing frequent services to the north and south suburbs. A number of Dublin Bus routes service the immediate area, providing links to all parts of the city. The Grand Canal Dock DART Station is within walking distance or can be accessed via the dedicated cycle path along the Grand Canal by using the Dublin Bikes at Harcourt Terrace, just a 2-minute walk from your front door.



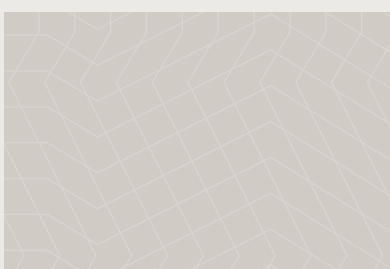


Amenities

Staff amenities are well catered for, with a wide array of hotel, retail, leisure and dining facilities all located nearby. These include Morton's, Art of Coffee, Cocu, Starbucks, The Dean Hotel, The Conrad

Hotel, The Odeon, Cassidy's and many more. In addition, Grafton Street is within easy walking distance as well as the Iveagh Gardens and St. Stephen's Green parks.

 Cafes	 Restaurants	 Bars	 Hotels
Art of Coffee	Pickle	Odeon	The Conrad
Café Sol	Delahunt	Cassidy's	The Dean
Starbucks	Dax	Sophie's	The Camden Court
Café Nero	Hang Dai	House	The Green





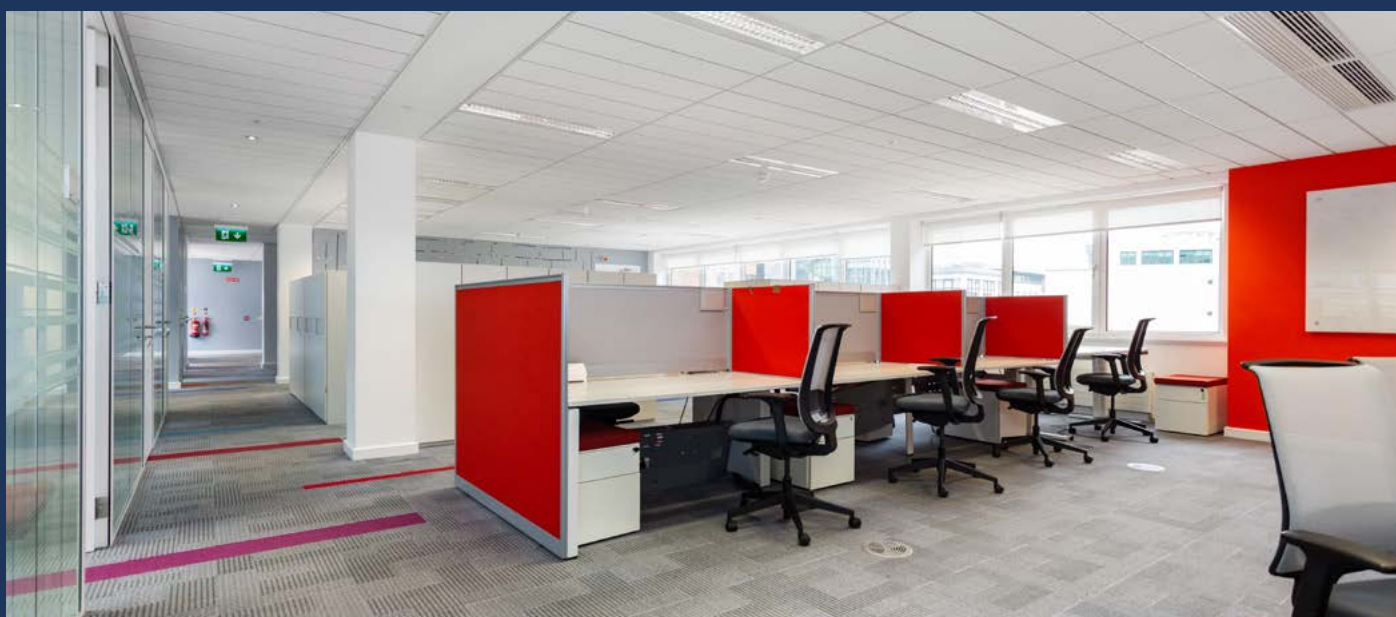




Description

The available accommodation is located on the penthouse level and extends to approx. 342.08 sq m (3,682 sq ft). The Grade A office spaces comes in "walk in" condition with the benefit of a full fit out in situ, to include furniture.

The Penthouse has been fitted to the highest standard to include open plan accommodation, boardroom, 6 cellular offices, kitchenette, phone booths and comms room. This is the ideal opportunity for occupiers seeking "plug and play" accommodation in heart of Dublin city.





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Accommodation

	Sq.m.	Sq.ft.
Penthouse (4th Floor)	342.08	3,682

* The above areas are approximate Net Internal Areas

Car Parking

 x3 secure car parking spaces available.

Specification

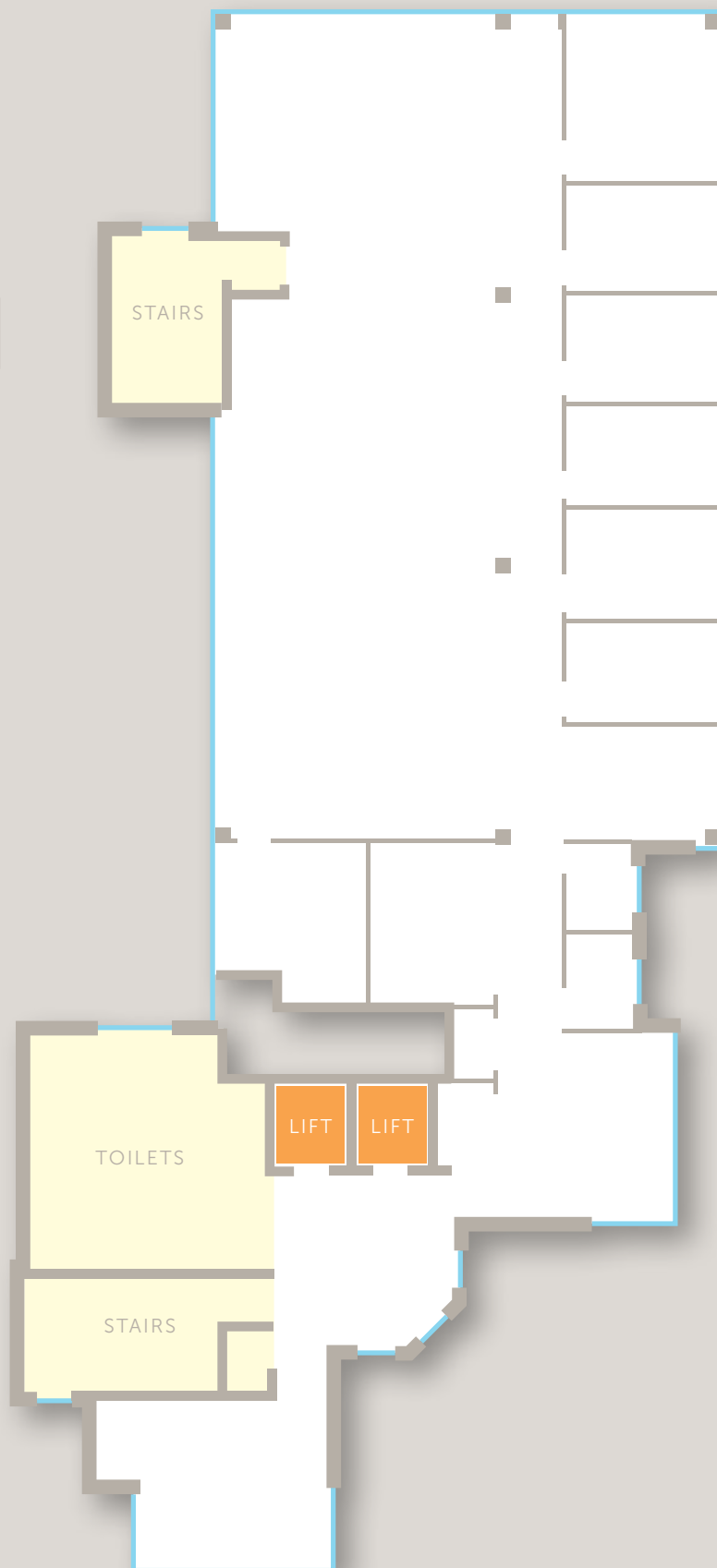
- VRV air conditioning
- Suspended ceilings
- Raised access floors
- Floor boxes wired for power and data
- Secure bicycle parking
- Open plan accommodation
- 6 cellular offices
- Boardroom
- Kitchenette
- Comms room

BER Details

BER C3

BER No.: 800112021

Energy Performance Indicator:
500 kWh/m²/yr



Floor plan for indicative purposes only. Not to scale.



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