

TO LET 2 GRAND CANAL PLAZA DUBLIN 2

Subject to contract / Contract denied / without prejudice



2 Grand Canal Plaza is the focal point of a three-building office development conveniently located within Dublin's Central Business District. The property offers occupiers 15,327 sq. ft. of high-quality turn-key office space over the ground and first floors. Both floors are available for immediate occupation and are designed to suit a modern office requirement over two efficient floorplates. The property is adjacent to a number of international occupiers such as Google, Accenture, BT and JP Morgan.

There are an abundance of local food and beverage offerings within the locality including: Osteria Lucio, The Old Spot, Junior's Deli, Paulie's Pizza, 3FE Coffee, il Valentino, Slaterry's Public House to name a few. Local public amenities include Bord Gáis Energy Theatre and The Aviva Stadium.

Grand Canal Dock is served by a number of public transport links including the Dart, Luas, Dublin Bikes and a number of Dublin Bus routes offering occupants superb connectivity.

Floor	Size (Sq.ft NIA)	Parking
Ground Floor	7,023	4
First Floor	8,304	4
Total	15,327	8

Building Specification

- Managed Double-Height Reception Area
- Raised Access and Carpeted Floors
- Suspended Metal Ceiling Tiles
- Cat 2 Recessed Lighting Throughout
- Four-Pipe Fan Coil Air Conditioning
- Dedicated On-Floor Toilet Facilities
- Shower facilities
- Car and Bicycle Parking - Available within the Plaza

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Please note that in accordance with standard practice that this is for information purposes only and no agreement shall exist or be deemed to exist until legal documentation has been signed or exchanged by both parties.

PRSA No: 001266

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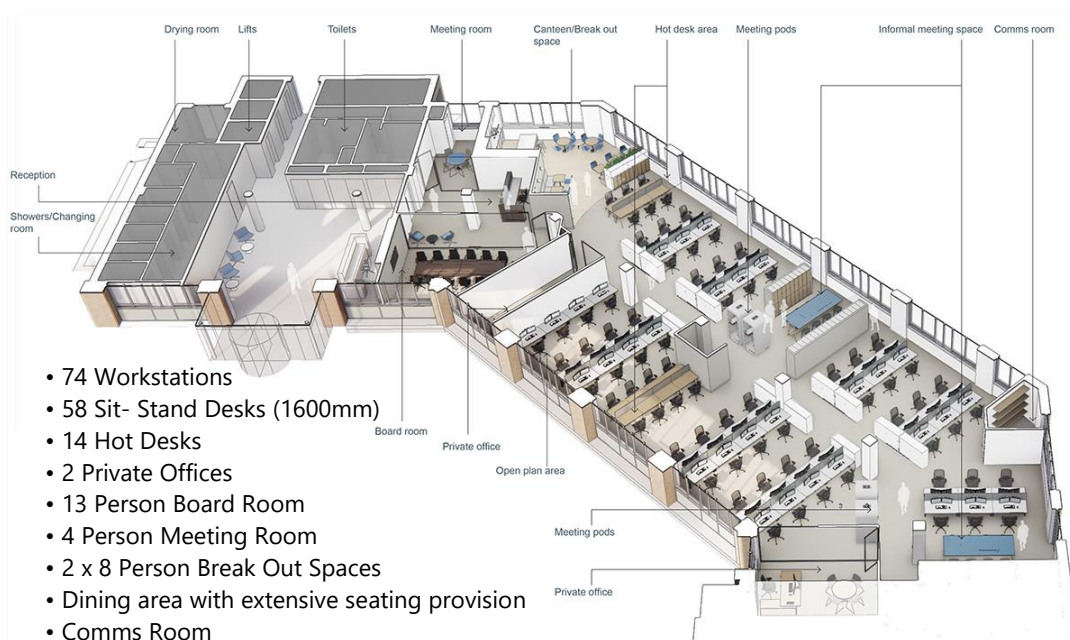
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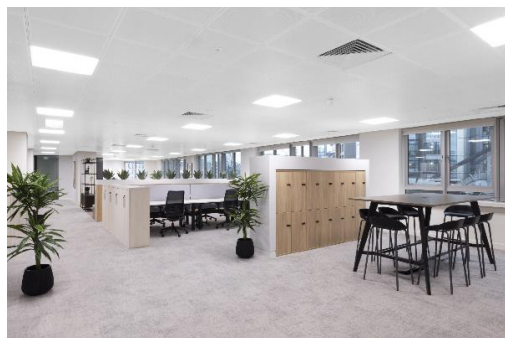
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Quoting Rent	€59.75 per sq.ft. & €4,000 per car space, exclusive
Service Charge	TBC
Rates	TBC
Insurance	Approx. €0.52 per sq. ft., exclusive

Ground Floor (7,023 Sq.ft):



- 74 Workstations
- 58 Sit- Stand Desks (1600mm)
- 14 Hot Desks
- 2 Private Offices
- 13 Person Board Room
- 4 Person Meeting Room
- 2 x 8 Person Break Out Spaces
- Dining area with extensive seating provision
- Comms Room
- 72 Lockers



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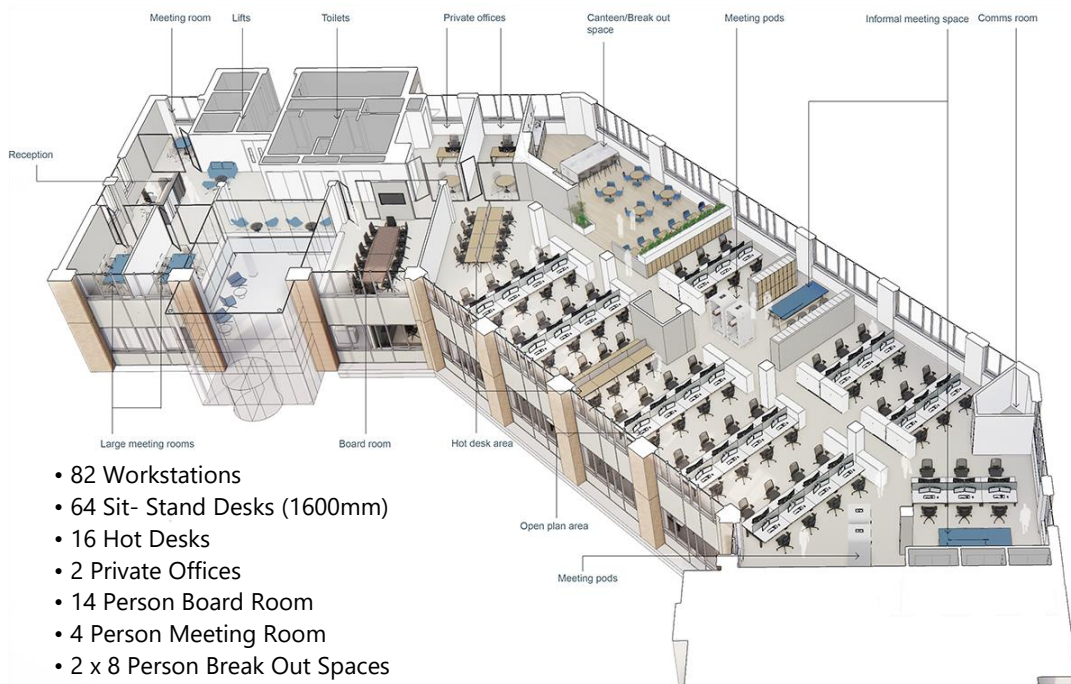
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First Floor (8,304 sq ft):



- 82 Workstations
- 64 Sit- Stand Desks (1600mm)
- 16 Hot Desks
- 2 Private Offices
- 14 Person Board Room
- 4 Person Meeting Room
- 2 x 8 Person Break Out Spaces
- 2 x 8 Person Meeting Rooms
- Dining area with extensive seating provision
- Comms Room
- 99 Lockers



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