

FOR SALE

(BY PRIVATE TREATY)

9 Exchange Place, IFSC, Dublin 1



BER C2



Convention Centre



North Wall Quay



Chq



The Gibson Hotel



Luas



Connolly Station

LOCATION

9 Exchange Place is centrally located in the IFSC and forms part of the established Exchange Place development. The scheme is located between George’s Dock and Custom House Quay and forms an integral part of the IFSC. The IFSC is home to the world’s leading international banks, insurance companies and financial institutions. Merrill Lynch, Sumitomo Bank, Citibank, AIG, JP Morgan (Chase), Commerzbank, BNP Paribas and EMRO are just some of the prominent operations that have chosen to locate in the area. In addition to the finance sector, the location attracts a wide range of other occupiers including information technology, software development, legal and accountancy firms, aircraft leasing, new media and service companies.

DESCRIPTION

9 Exchange Place is a modern, mid-terrace, 4 storey office building. The floor plates are laid out to provide a mixture of open plan and cellular offices. Typical floors extend to approx. 95 sq.m and offer flexible workspace for occupiers which can be split on

a floor by floor basis. The offices are accessed via a shared internal lobby which is served by a shared passenger lift. The building benefits from 2 surface level car parking spaces and is served by a passenger lift.

AMENITIES

The IFSC is also a vibrant living quarter within the city centre where occupiers can choose from a variety of bars such as The Harbourmaster, Restaurants such as Milano’s and Il Fornaio, Cafés such as Starbucks, Coffee Angel and Insomnia, Hotels such as Jury’s, The Spencer and The Gibson and convenience stores such as Spar and Mace.

TRANSPORT

A key attraction of the area is the extensive public transport infrastructure centred on the IFSC which includes bus, tram (Luas), light rail (DART) and mainline rail. Connolly Station, Dublin’s largest railway station is located just minutes away and connects to intercity services such as Arrow and DART along with regional rail services. Busáras, the country’s principal bus station serves the IFSC and is located minutes from the building connecting to local and national bus services.

SPECIFICATION

- Plastered ceilings
- Recessed lighting
- Painted plastered walls
- Perimeter trunking
- Electric storage heating
- Solid floors with carpet flooring
- Passenger lift serving all floors

ACCOMMODATION

The approximate net internal areas are as follows:

Floor	Sq.m	Sq.ft
Ground	81.29	875
1st	95.29	1,026
2nd	95.34	1,026
3rd	94.68	1,019
Total	366.60	3,946

CAR PARKING

The building benefits from 2 car parking spaces.



● 9 Exchange Place, IFSC, Dublin 1

Town planning

Under the Dublin city Development Plan 2011-2017, the subject property is zoned Z5: To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.

Use

Office use.

Title

Long Leasehold.

VAT

We understand that VAT is applicable on the sale. We recommend that all intending purchasers carry out their own due diligence in this regard.

Price

On application.

Viewing

By appointment with sole agents Knight Frank.

Solicitors Details

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