
To Let



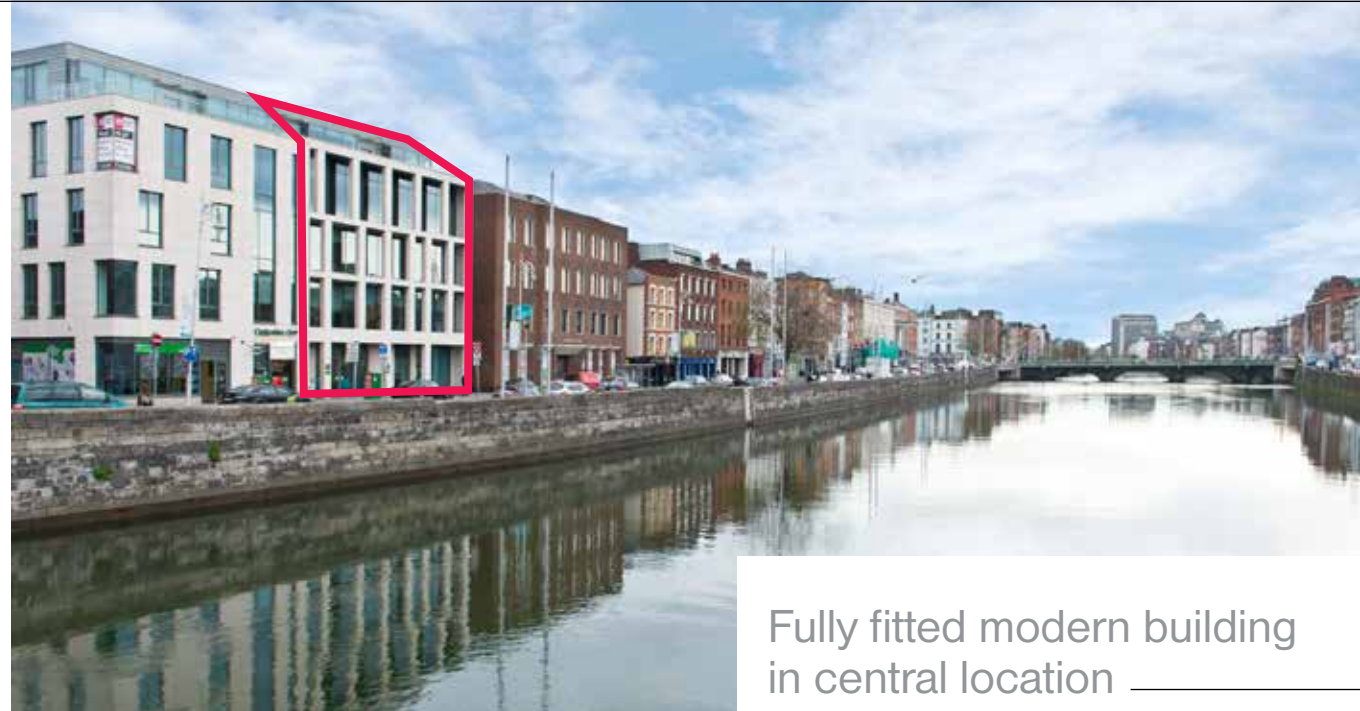
Second Floor Ormond Building

Ormond Quay Upper
Dublin 7



Summary

- Approximately 848 sq.m (9,128 sq.ft)
- Modern building in central location
- Fully fitted
- Large canteen with balcony space
- Central location
- Ready for immediate occupation
- 3 car parking spaces



Fully fitted modern building
in central location



Location

Ormond Quay is on the northern banks of the River Liffey near the Four Courts and directly opposite Dublin City Council's iconic headquarters on Wood Quay. Due to its central location and proximity to the courts this area has attracted a variety of office occupiers including those in the legal, financial and ICT industries.

The location is well serviced by public transport, with numerous bus routes operating in the vicinity. Heuston Station (mainline rail) is only a short distance away and the Luas Red (tram) line which connects the West Suburbs to the City Centre can be accessed at The Four Court's Luas Stop, which is within a 2 minute walk of the Ormond Building. Dublin's inner ring road the M50 is a few minutes' drive away.

Ormond Building is close to the shopping area of Henry Street and Jervis Street. Temple Bar which is well known for it's cafés, bars and hotels is positioned opposite Ormond Quay on the south banks of the River Liffey.

Close to the shopping
area of Henry Street and
Jervis Street



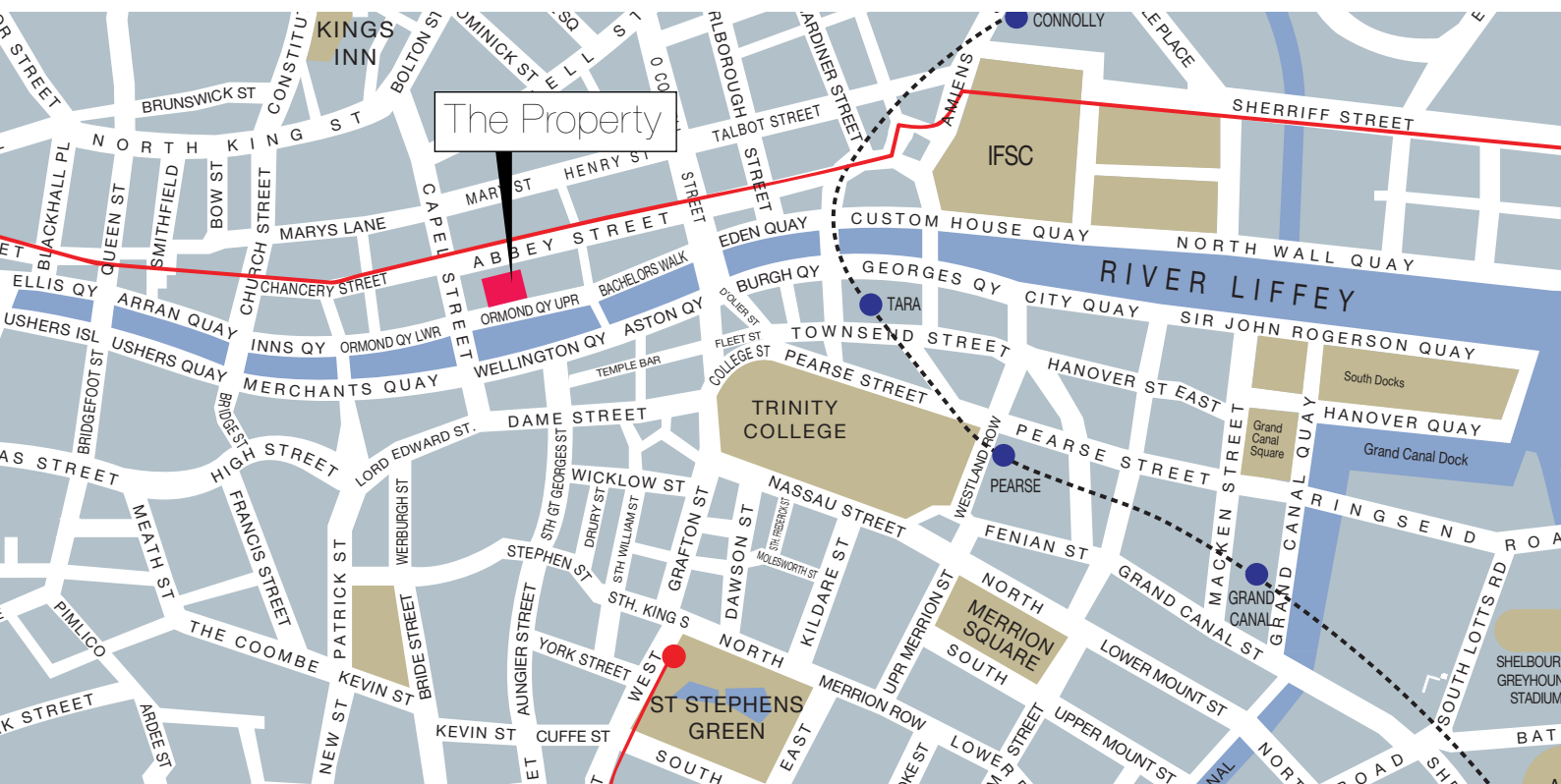
Description

The Ormond Building is an impressive modern office building with excellent profile on the North Quays. Upon entering there is a very well appointed foyer/reception area which is manned during office hours. This reception leads to two passenger lifts and a stairwell providing access to all of the upper floors

The second floor is fully fitted, having previously been occupied by Dublin City Council. The layout is predominantly open plan with some partitioned rooms. The second floor has its own kitchen/canteen area, WCs and shower facilities. There is excellent floor to ceiling height throughout the space and there is a balcony to the rear of the floor.

Specification

- Raised access floors
- Suspended ceilings
- Air conditioning
- CAT 5 cabling
- Recessed lighting
- Kitchen/ Canteen
- Balcony area



Lease Terms

The second floor is held on a 25 year lease from the 7 December 2009. There is a break option on the 7th of December 2024. Therefore the space is available either by assignment or by way of a sub-lease up to December 2024.

Car Parking

3 car spaces available

BER

BER Rating: B3
BER Number: 800006843
Energy Performance Indicator:
61.76 kgCO₂/m²/yr 1.03

Rent

Available on application

Viewing

Highly recommended and by appointment only with letting agents Savills

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