



bloom house

Gloucester Place Lower  
Dublin 1

Bloom House is a modern office building located in the heart of Dublin City, adjacent to the Irish Financial Services Centre and Dublin's main transport hubs

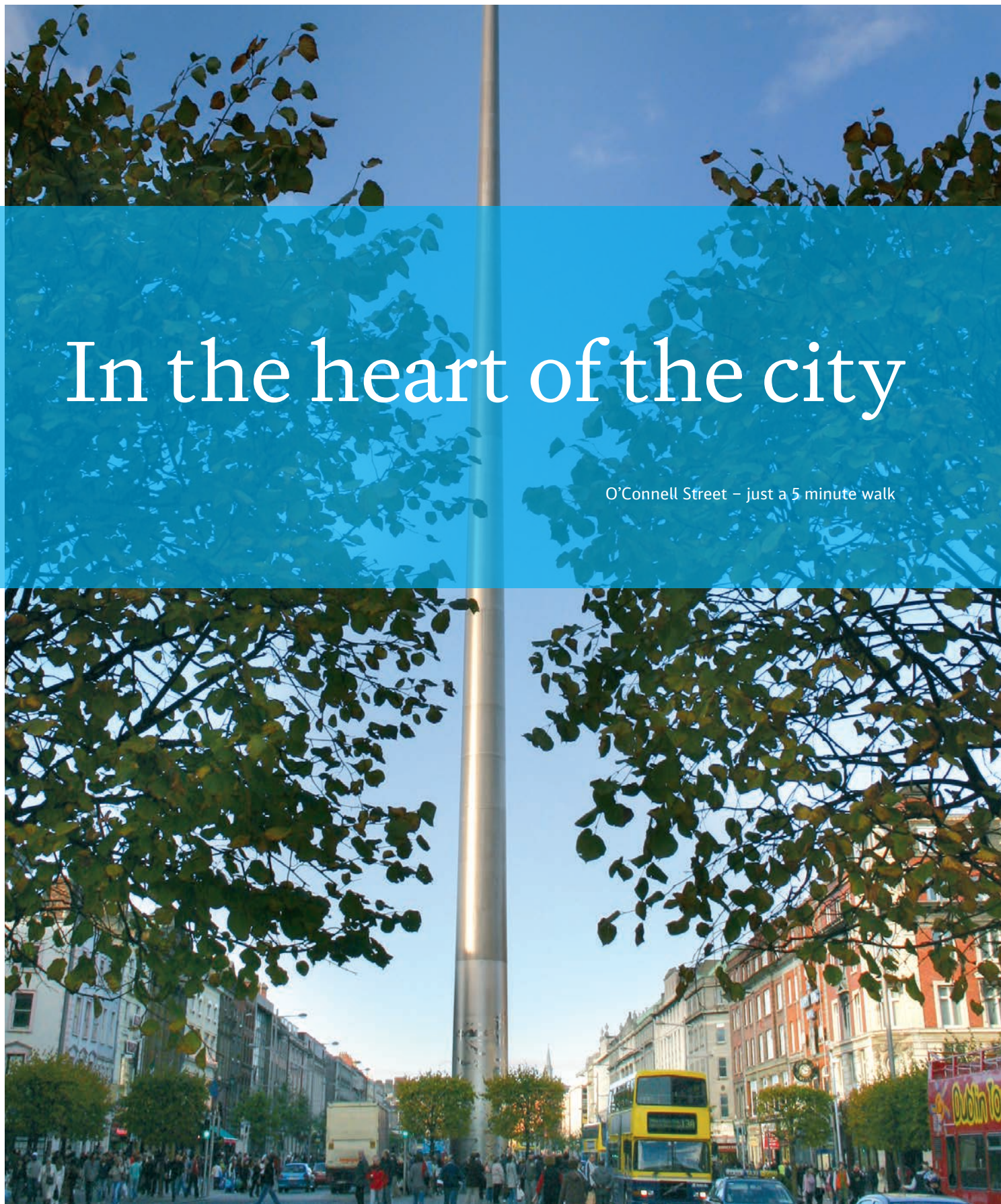
Building  
Energy  
Rating





# In the heart of the city

O'Connell Street – just a 5 minute walk





A premier city centre location offering 4,160 sq.m.  
of prime office space in the heart of Dublin City.



Bloom House is located in a pivotal position on the junction between Gloucester Place Lower and Railway Street, in the heart of Dublin city, just a few minutes walking distance from the International Financial Services Centre (IFSC) and Dublin's North and South Docklands area.

Adjoining occupiers who have already chosen to locate in the immediate area include Aon, Bord Gais, Irish Water, First Citizen Finance, Independent Newspapers, Irish Life, Mater Private and Sony Computer Entertainment Ltd.

Located only 5 minutes walk from O'Connell Street and Henry Street, Bloom House affords the potential occupier a host of shopping, restaurant, leisure and other amenities on its doorstep.



Bloom House is finished to a high specification and provides potential occupiers with substantial flexibility in terms of layout and design. With an impressive reception area and superb finish throughout the building, Bloom House is ideally suited to an array of occupiers.





The L-shaped floor plates are fitted with glazed external cladding, in part, which allows for bright accommodation at every level.



## transport connections

Bloom House offers occupiers an unrivalled range of public transport facilities, including bus, main line train and DART services, Luas light rail tram system, Dublin Bikes, numerous taxi ranks and multi-storey car parks all within walking distance.





Busáras



Rail Connections



Airport



Dublin Bikes



Port Tunnel



Samuel Beckett Bridge

### Get connected...

- Samuel Beckett Bridge – 5 minutes drive
- Bloom House is accessible by Dublin Bus QBC routes which traverse the north and south quays.
- Access to Dublin's International Airport is provided by Aircoach, and the new express Airlink bus service leaves once every 10 minutes from O'Connell Street.
- Intercity trains regularly depart Connolly Station for Belfast, Sligo and Rosslare Europort.

### Walking Distance

- Busáras (Bus) – 4 mins
- Dublin Bikes Docking Station at Talbot Street – 3 mins
- Connolly Station (Train/ DART and Luas connections) – 5 mins
- Taxi Rank at Connolly Station – 5 minutes
- IFSC – 5 Mins
- Tara Street Station (Train and DART connections) – 10 mins
- Luas Red Line stop at Busaras – 4 mins
- New Luas BXD Line stop at Marlborough Street – 5 mins





## on your doorstep



International Financial Services Centre (IFSC)



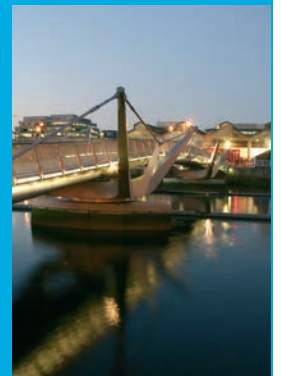
The Convention Centre Dublin



Custom House



National College of Ireland

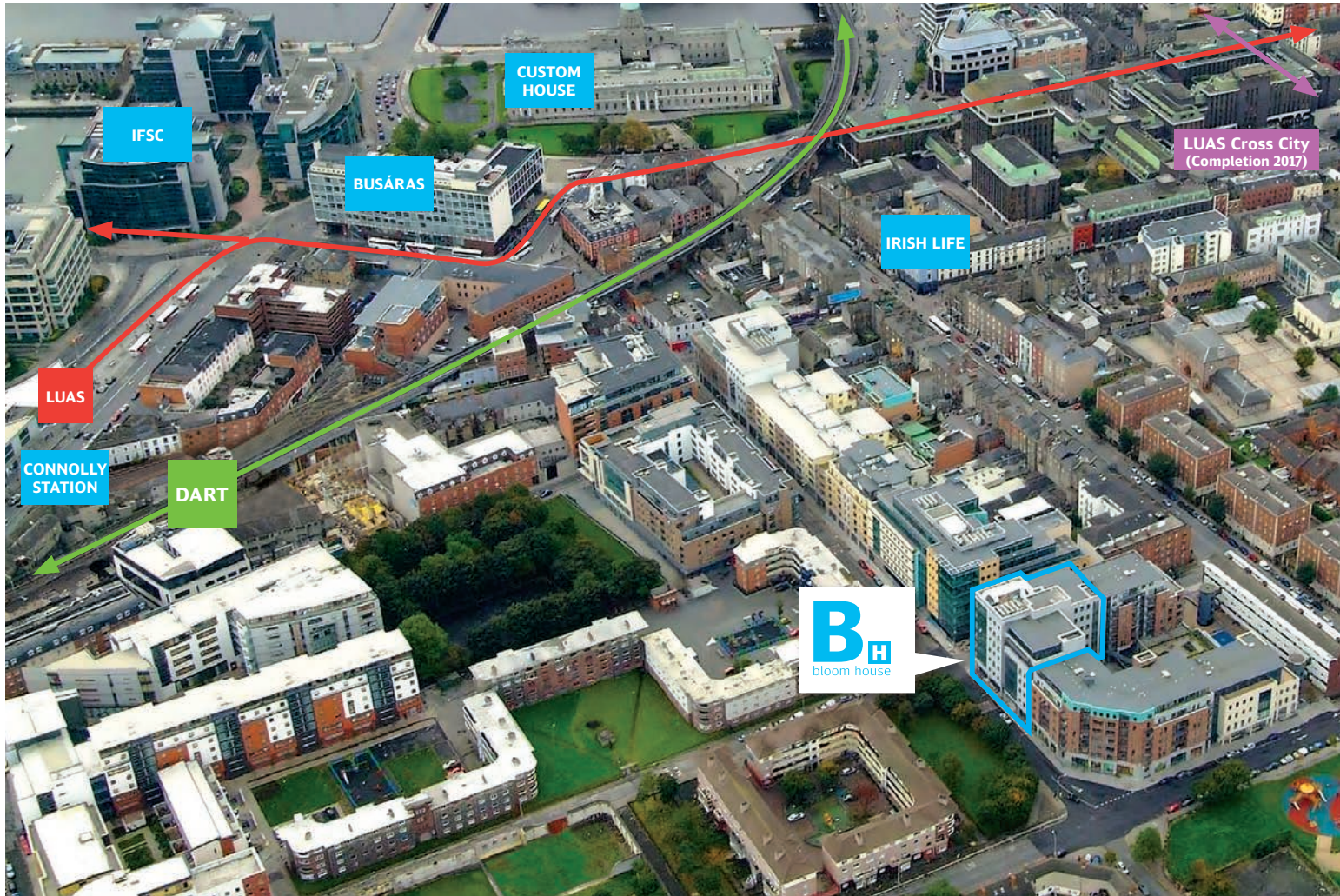


Seán O'Casey Bridge

Bloom House is located in the heart of Dublin City, a short distance from the IFSC and the various retail and leisure amenities located around Henry Street and O'Connell Street. It provides an opportunity to enhance working life due to its close proximity to public transport, exciting retail therapy including a vast selection of dining and entertainment venues.







#### NORTH DOCKLANDS

- IFSC
- Connolly Station
- Spencer Dock
- PricewaterhouseCoopers
- CHQ
- JP Morgan
- Citi Group
- The Central Bank

#### SOUTH DOCKLANDS

- O<sub>2</sub>
- McCann Fitzgerald Solicitors
- Beauchamp Solicitors
- Matheson
- Dillon Eustace
- Facebook
- LogMeIn
- SEB Group
- Accenture

#### THE QUAYS

- The Four Courts
- Ulster Bank HQ
- Morrison Hotel
- Dublin Corporation HQ
- The Clarence Hotel
- Custom House
- Collins Barracks Museum
- Convention Centre Dublin

#### ENTERTAINMENT

- Bord Gais Energy Theatre
- The O<sub>2</sub>
- The Temple Bar
- The Quays Bar
- The Porterhouse
- Temple Bar Gallery
- Hard Rock Café
- Irish Film Institute
- The Contemporary Music Centre







# specifications

Designed by Anthony Reddy Architects and constructed by G&T Crampton, Bloom House has been finished to the highest specification, to accommodate for all modern day office occupiers needs.

## Office Specification

- Full VRV air conditioning
- Raised access floors with floor void of 175 mm throughout
- Suspended ceilings incorporating Category 2 lighting
- Floor to ceiling height 2.7 metres
- Two 8 person passenger lifts serving all floors
- Fully completed lobbies & toilet areas
- Secure basement car parking
- Shower facilities provided at basement level

## BER Details

BER: B3  
BER No.: 800191413  
Energy Performance Indicator: 77.12kg CO<sub>2</sub> /m<sup>2</sup> /yr 1





Main Reception

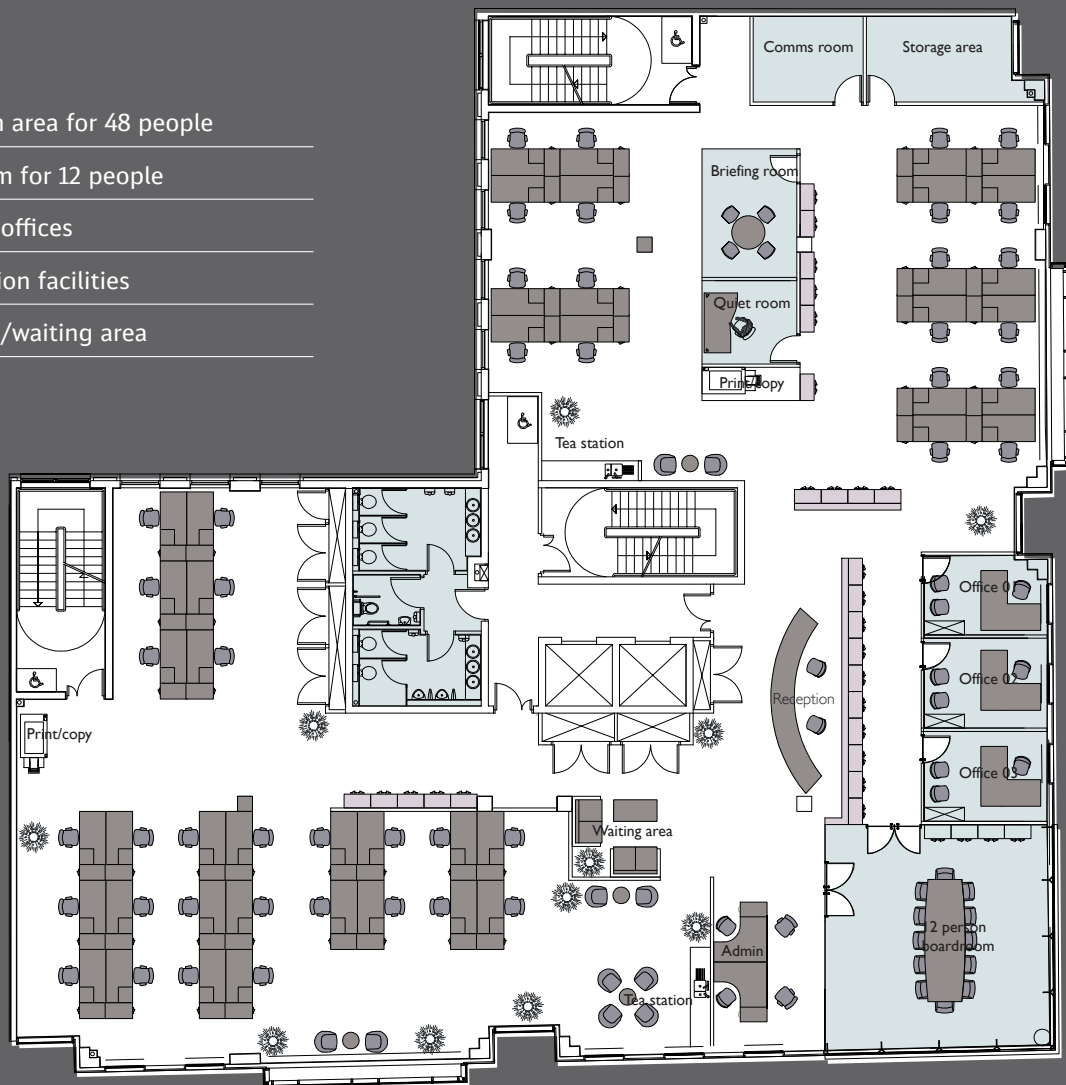
The approximate net internal floor areas are as follows:

Accommodation		SQ.M.	SQ.FT.
Main Reception		83	893
Ground		140/ 322	1,507/ 3,466
First		607	6,540
Second		626	6,744
Third		624	6,714
Fourth		624	6,714
Fifth	LET	596	6,412
Sixth	LET	540	5,810
<b>Total</b>		<b>4,162</b>	<b>44,799</b>

## Typical Floor Plan

OFFICE ACCOMMODATION

- Open plan area for 48 people
- Boardroom for 12 people
- 4 Cellular offices
- 2 Tea station facilities
- Reception/waiting area



For Indicative Purposes Only

NOT TO SCALE



bloom house

Gloucester Place Lower  
Dublin 1

Professional Team

**Agents**



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Brochure and video available online visit:

**[www.bloomhousedublin.com](http://www.bloomhousedublin.com)**

**Contractor**

**G&T Crampton**

**Architect**

**Anthony Reddy & Associates**

**Structural Engineer**

**DBFL**

**M&E Engineer**

**RN Murphy & Associates**

Building Energy Rating



**Conditions to be noted:**

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