

the location

Castleforbes House is located at the gateway to Dublin's north docks, which with nearby developments such as Spencer Dock and the Point Village, is emerging as one of the most exciting districts in the city.

The property is adjacent to the New 02 theatre and the Eastlink Toll Bridge. The extension of the LUAS Red Line, linking the IFSC to the Point Village, which is nearing completion will run past Castleforbes House. The recent completion of the Port Tunnel and continuing work on Macken Street Bridge will also greatly enhance accessibility to the area.

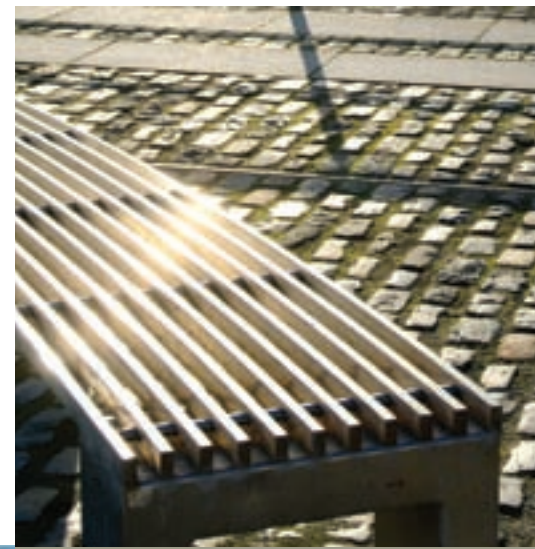
The area is fast becoming one of the most sought after commercial locations in Dublin. Recent corporate occupiers to relocate to the area include PWC, Bvlgari, UTV, and Vayu while Dunnes Stores will anchor the shopping centre at the adjoining Point Village



the city



the view



LEASE:
Flexible lease terms available.

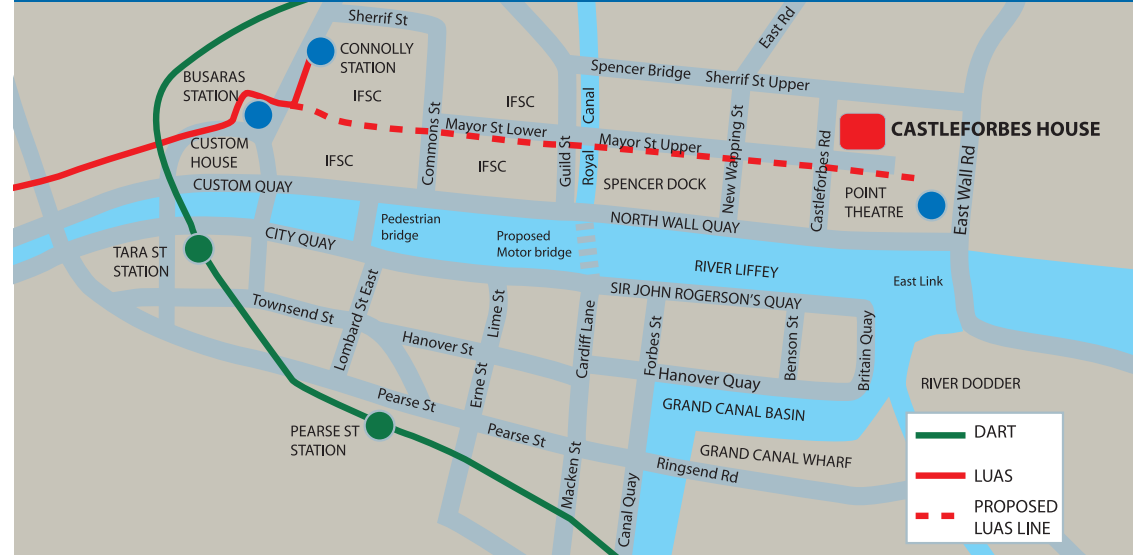
Viewings:
Strictly by appointment with the joint letting agents.

Contact:
Conor Whelan, Shane Duffy,
Keith O'Neill at BNP Paribas or
Liam Jesson at Bogle Estates.

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castleforbes house



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TO LET

Stunning Headquarters Building
400 - 5,193 sq.m. with underground car parking



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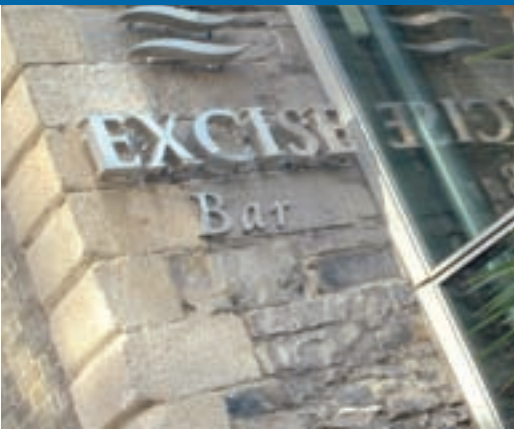
Mayor Street,
Dublin 1

Castleforbes House

the building

Castleforbes House is a striking six storey office building with superb views over Dublin's financial, professional and business centre which benefits from the highest quality specification and finish.

Castleforbes House offers flexible floorplates ranging in size from 441 sq.m. to 998 sq.m. which are suitable for either open plan or cellular layouts.



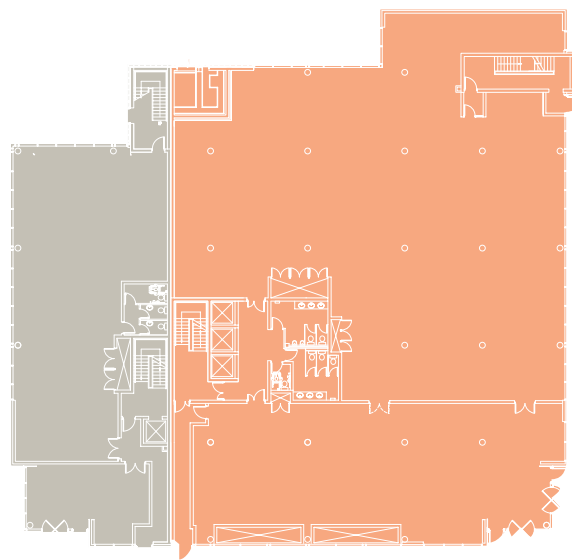
Specification

- ← Raised access floors with floor boxes at 1:10 sq.m.
- ← Air conditioning
- ← Suspended ceilings with category II lighting
- ← Fully completed lobbies
- ← Passenger lifts
- ← Generous terraces on upper floors

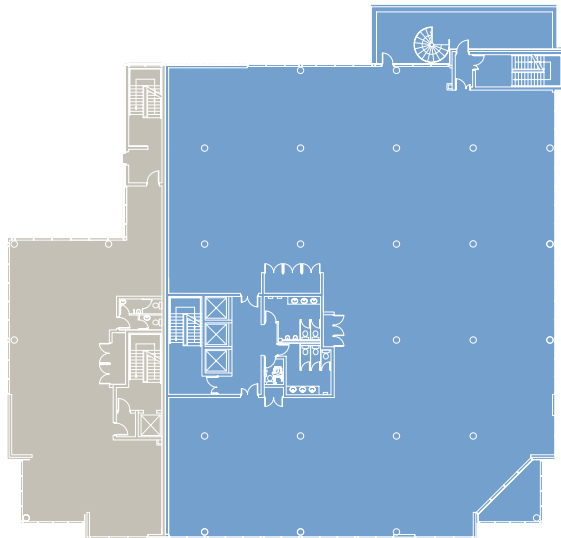
the space



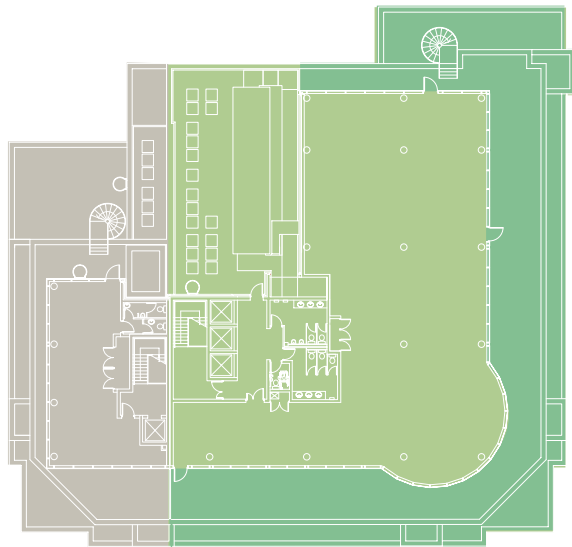
floor plans



GROUND FLOOR



TYPICAL FLOOR



PENTHOUSE FLOOR



Accommodation

The net internal floor area is as follows:

Ground Floor	942 sq.m.
First Floor	998 sq.m.
Second Floor	998 sq.m.
Third Floor	947 sq.m.
Fourth Floor	867 sq.m.
Fifth Floor	441 sq.m.
Total	5,193 sq.m

Floorplates can be split to accommodate smaller requirements.

Car parking: 45 basement car spaces are provided.



modern flexible central