2&3

GEORGE'S DOCK

DUBLIN 1

TO LET

High profile office space in the heart of the IFSC.

Knight Frank

2&3 GEORGE'S DOCK

DUBLIN 1

2 & 3 George's Dock occupy a high-profile site on George's Dock in the heart of Dublin's International Financial Services Centre.

The two adjoining five-storey office buildings offer short-term, turnkey office accommodation together with extensive basement car parking spaces.

Building Highlights

- High quality fitted office accommodation
- Flexible lease terms available
- Ample basement level Car parking
- Secure shared bicycle spaces available
- Shower facilities on site
- LUAS stop on your doorstep.
- Building concierge
- Abundant City Centre amenities

Location

2 & 3 GEORGE'S DOCK IS LOCATED IN THE HEART OF THE IFSC. ONE OF THE PREMIER OFFICE LOCATIONS IN THE CITY BENEFITING FROM UNRIVALLED PUBLIC TRANSPORT LINKS.

This office location is surrounded by a host of well-known pubs, cafés, and restaurants. The CHQ Building, located directly opposite 2 & 3 George's Dock, provides an exceptional mix of shopping, dining, entertainment, and leisure amenities.

Transport

The IFSC is the most centrally connected part of the city, with immediate access to DART and Luas services, in addition to its direct proximity to Busáras and Connolly Station. Dublin Airport is accessible in approximately 20 minutes via the Port Tunnel, while numerous Dublin Bike stations are located in the immediate vicinity.

Walking times	Minutes
Red Line Luas Stop	1
Dublin Bus	3
Dublin Bikes	4
Dart & Irish Rail	5
Busáras	5
Green Line Luas	10
Dublin Airport	18

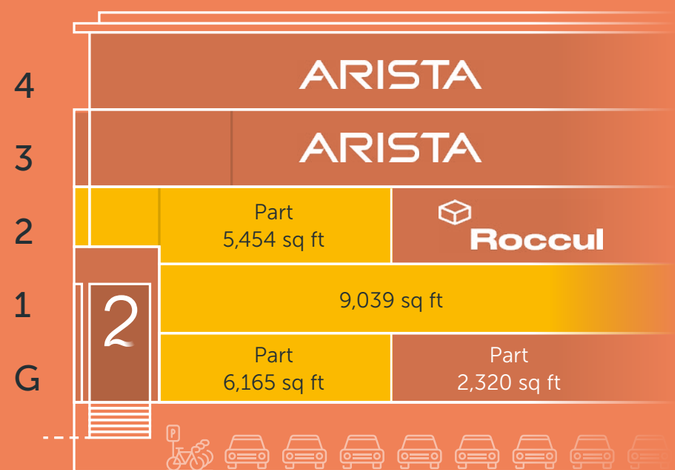
2&3

2

GEORGE'S DOCK

2 GEORGES DOCK OFFERS FOUR FITTED SHORT-TERM OFFICE SUITES RANGING FROM 2,320 SQ FT TO 23,000 SQ FT

Availability



Floor Plans

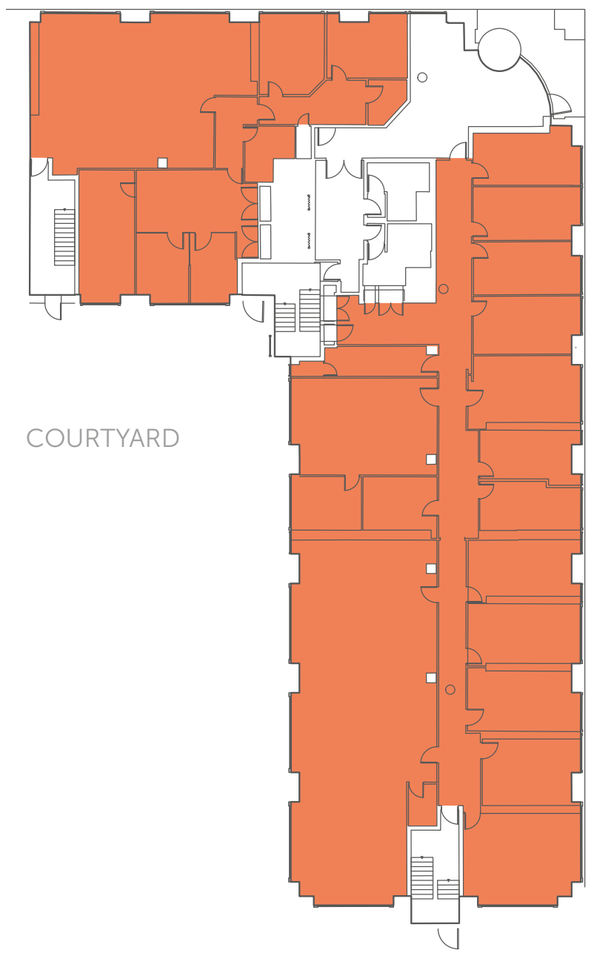
Available

2
GEORGE'S DOCK

LUAS LINE

GEORGE'S DOCK

GROUND FLOOR



1ST FLOOR

2ND FLOOR - PART

Specifications

Office Areas

- Floor to ceiling heights of approximately 2.7 m
- Suspended Ceilings
- Modern Office Lighting
- 4-pipe fan coil AC system arranged for zoned local control
- Painted and plastered wall finishes throughout
- Raised access floor system with carpet tile finish.
- Fitted office accommodation

Common Areas

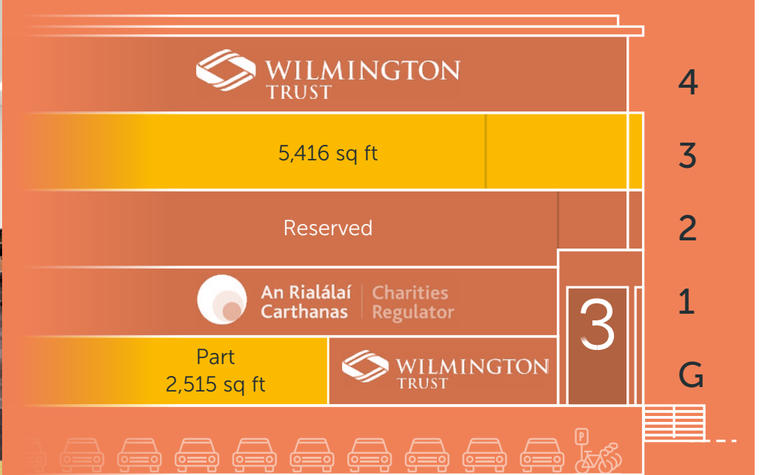
- Entrance foyer with staffed reception
- 2 passenger lifts serving all floors
- Ladies' and gentlemen's toilet facilities provided on all floors.
- Unisex shower and drying facilities
- Disability access ramp

3

GEORGE'S DOCK

3 GEORGES DOCK OFFERS THREE FLOORS OF FULLY FITTED SHORT-TERM OFFICE SPACE, WITH FLOOR SPLITS RANGING FROM 2,515 SQ FT TO 13,000 SQ FT.

Availability



Floor Plans

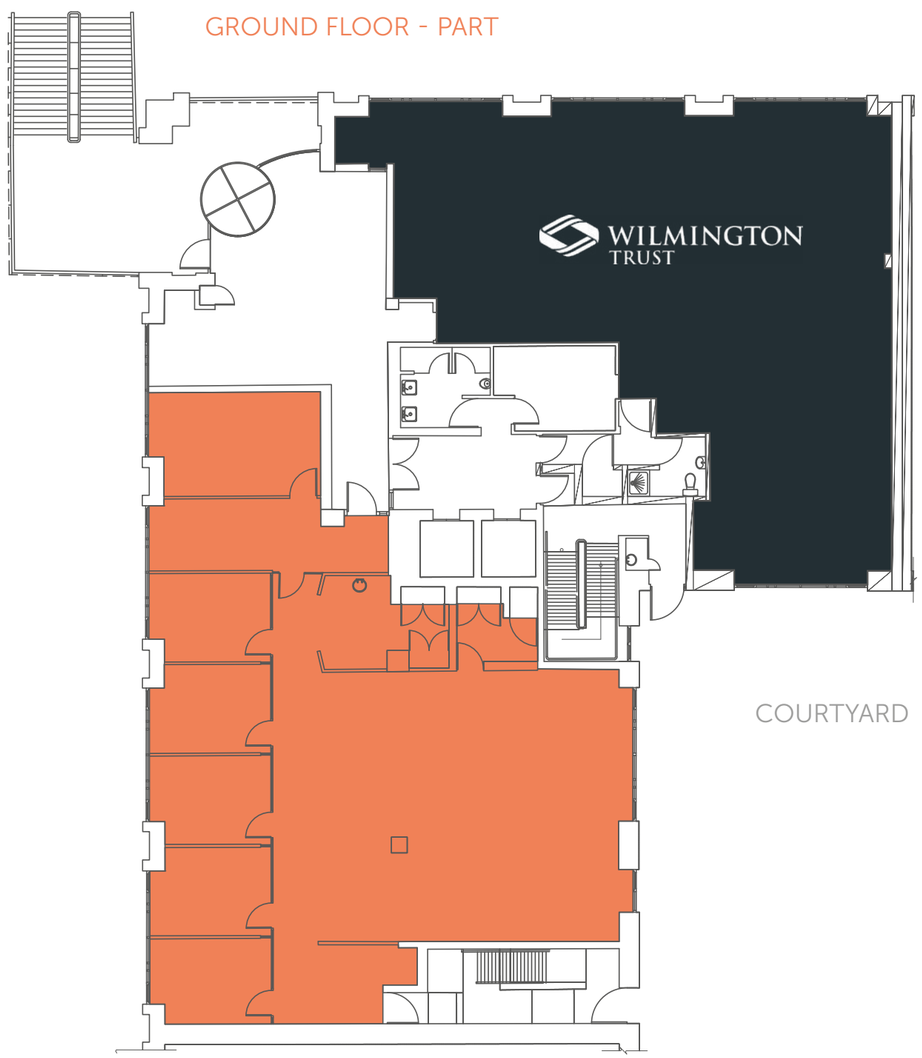
Available

3
GEORGE'S DOCK

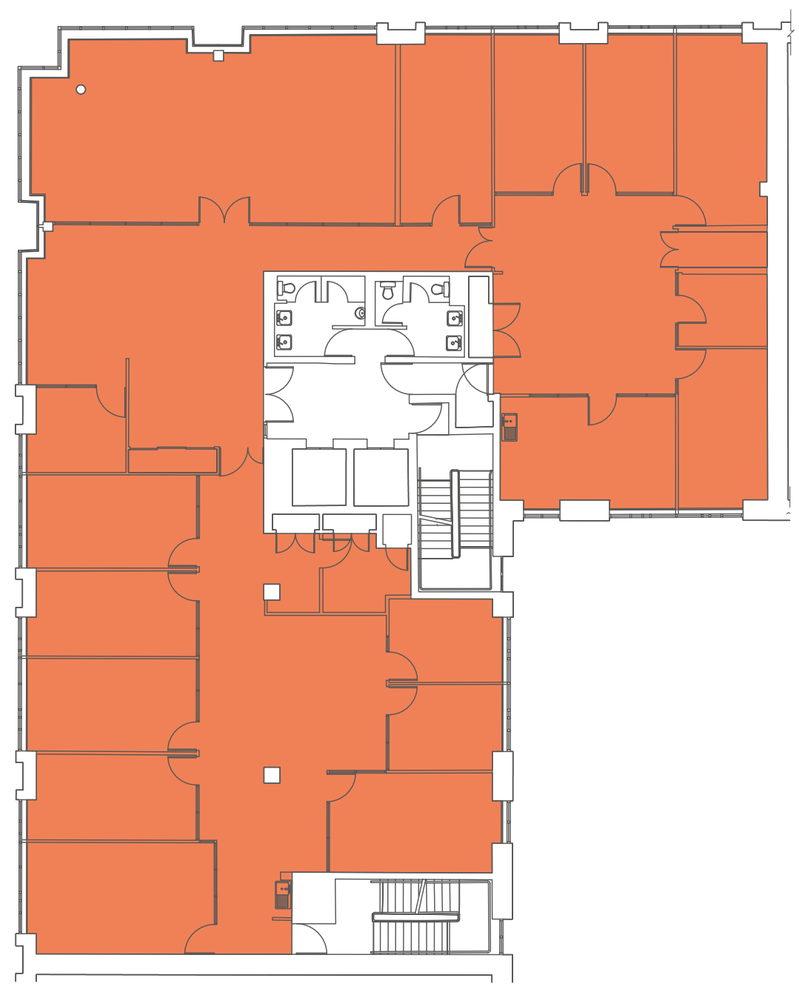
LUAS LINE

GEORGE'S DOCK

GROUND FLOOR - PART



3RD FLOOR



Specifications

Office Areas

- Floor to ceiling heights of approximately 2.7 m.
- 1200 x 300 mm suspended metal grid system with 315 mm services void.
- 1200 x 300 mm recessed modular high-frequency Lighting system.
- 4-pipe fan coil AC system arranged for zoned local control.
- Painted and plastered wall finishes throughout.
- 600 x 600 mm raised access floor system with carpet tile finish.
- Fully fitted office accommodation

Common Areas

- Impressive entrance foyer with staffed reception
- 2 passenger lifts serving all floors
- Ladies' and gentlemen's toilet facilities provided on all floors.
- On campus Unisex shower and drying facilities
- Double glazed curtain wall / structural glass façade at entrance
- Platform lift for disability access/exit

2&3

GEORGE'S DOCK

DUBLIN 1

CLICK TO VIEW VIDEO

VIEWING

Viewing highly recommended by appointment with sole agents Knight Frank.

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BER C2 D1

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