



# To Let

## Prime Grade A office accommodation in Dublin 2.

- Central Dublin 2 location
- Grade A specification
- Ideally located beside Harcourt Luas stop
- City centre campus environment
- Activescore Platinum
- LEED Gold
- Wirescore Platinum
- NZEB Compliant

### One Charlemont Square

Charlemont Street, Dublin 2, D02 X9Y6

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**5,169 to 63,162 sq ft**

480.22 to 5,867.94 sq m

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Reference: #53592

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# One Charlemont Square

Charlemont Street, Dublin 2, D02 X9Y6



## Description

One Charlemont Square is a newly constructed Grade-A office building which is part of a large mixed use development at Charlemont Square providing 355,000 sq. ft of office accommodation across two buildings, 30,000 sq. ft of retail space and 280 apartments. The development provides a campus environment designed around a central courtyard that will provide a 7-days a week active and engaging environment.

The building extends to 184,000 sq. ft and includes top class end of trip tenant facilities including bicycle club room, extensive on-site gym and a wellness room, 22 individual shower rooms, 326 lockers, 2 drying rooms, 259 bicycle spaces and 56 car spaces.

The office accommodation is designed with two light filled atriums and a central core that allows optimal natural light to all sides of the floor. It is a sustainably designed and energy efficient building and has achieved BER A3, LEED Gold, ActiveScore Platinum ratings and is WELL enabled.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Lower Ground	7,777	722.51
Ground - Office	5,169	480.22
1st	24,835	2,307.25
3rd	25,381	2,357.97
4th	25,378	2,357.69
<b>Total</b>	<b>88,540</b>	<b>8,225.64</b>

## Specification

- Raised access floors
- Suspended ceilings
- LED lighting
- 4 pipe fan coil air conditioning
- 2.8m floor to ceiling height on upper floors and 3.45m floor to ceiling height at ground level

## Terms

New lease available.

# One Charlemont Square

Charlemont Street, Dublin 2, D02 X9Y6



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## Location

One Charlemont Square is ideally located in Dublin 2, in close proximity to various transportation modes offered in the city centre, making it an highly accessible location. The Harcourt Luas stop is a 2 minute walk away.

## Building Energy Rating

It is a sustainably designed and energy efficient building and has achieved BER A3, LEED Gold, ActiveScore Platinum ratings and is WELL enabled.

## Travel Times

- Luas green line, Charlemont - 4 mins, 350m
- Luas green line, Harcourt - 2 mins, 200m
- Luas red line, Abbey Street - 24 mins, 1.9km
- Dublin Bikes, Charlemont - 3 mins, 260m
- Canal Way, Cycle Route, Charlemont - 3 mins, 260 m
- Dublin Bus, Charlemont Street - 1 min, 50 m
- DART, Pearse Street - 25 mins, 1.9 km
- Aircoach bus, Leeson Street - 11 mins, 850m
- Airlink bus, Charlotte Way - 4 mins, 300m
- Docklands station, Sheriff Street - 40 mins, 3.2km
- Metro (Proposed), Charlemont - 4 mins, 350m

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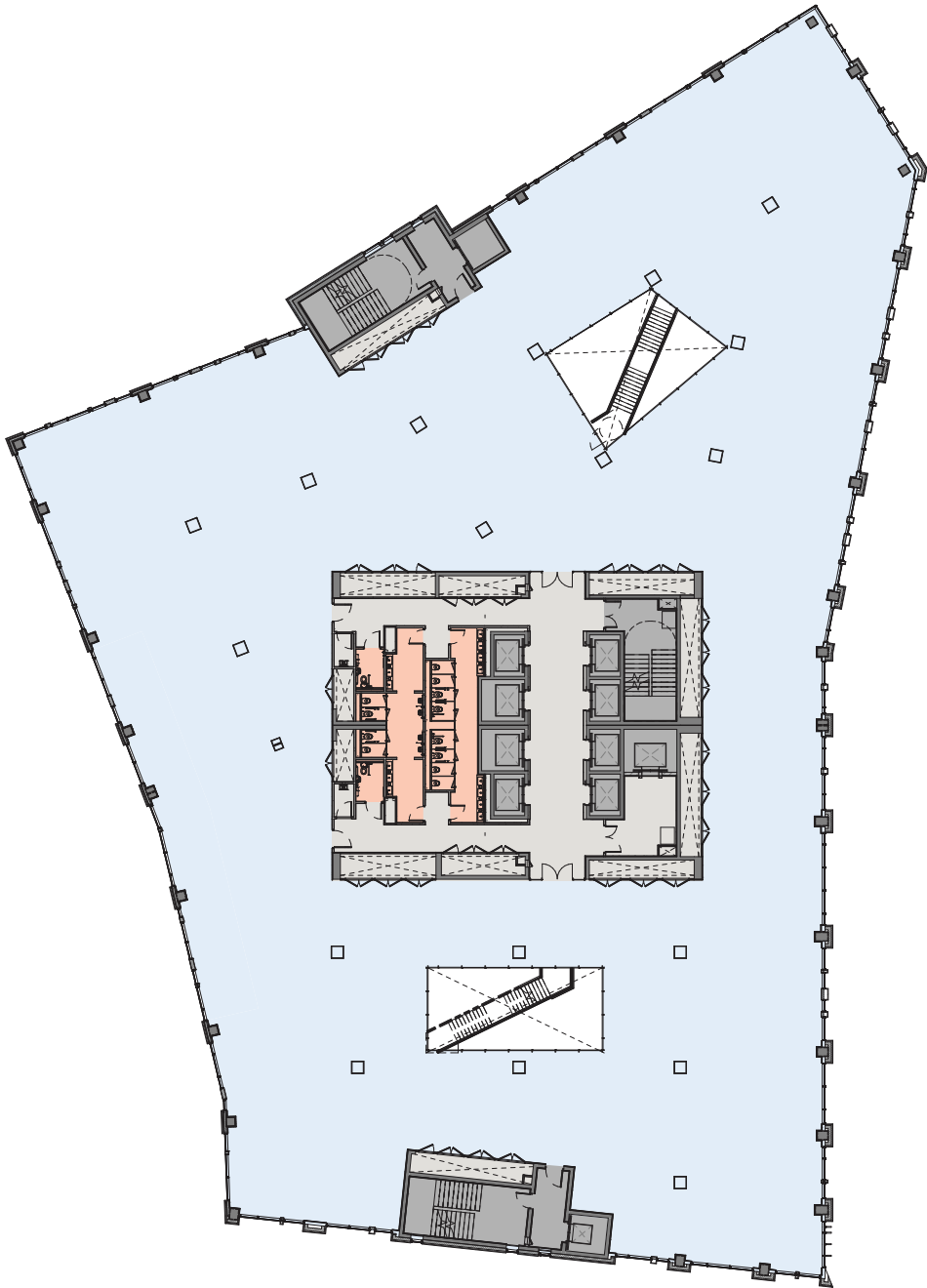


# FLOOR PLANS

## FOURTH FLOOR

2,325 sq m / 25,026 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



Note: Atria Staircase - Tenant Fit-Out Item

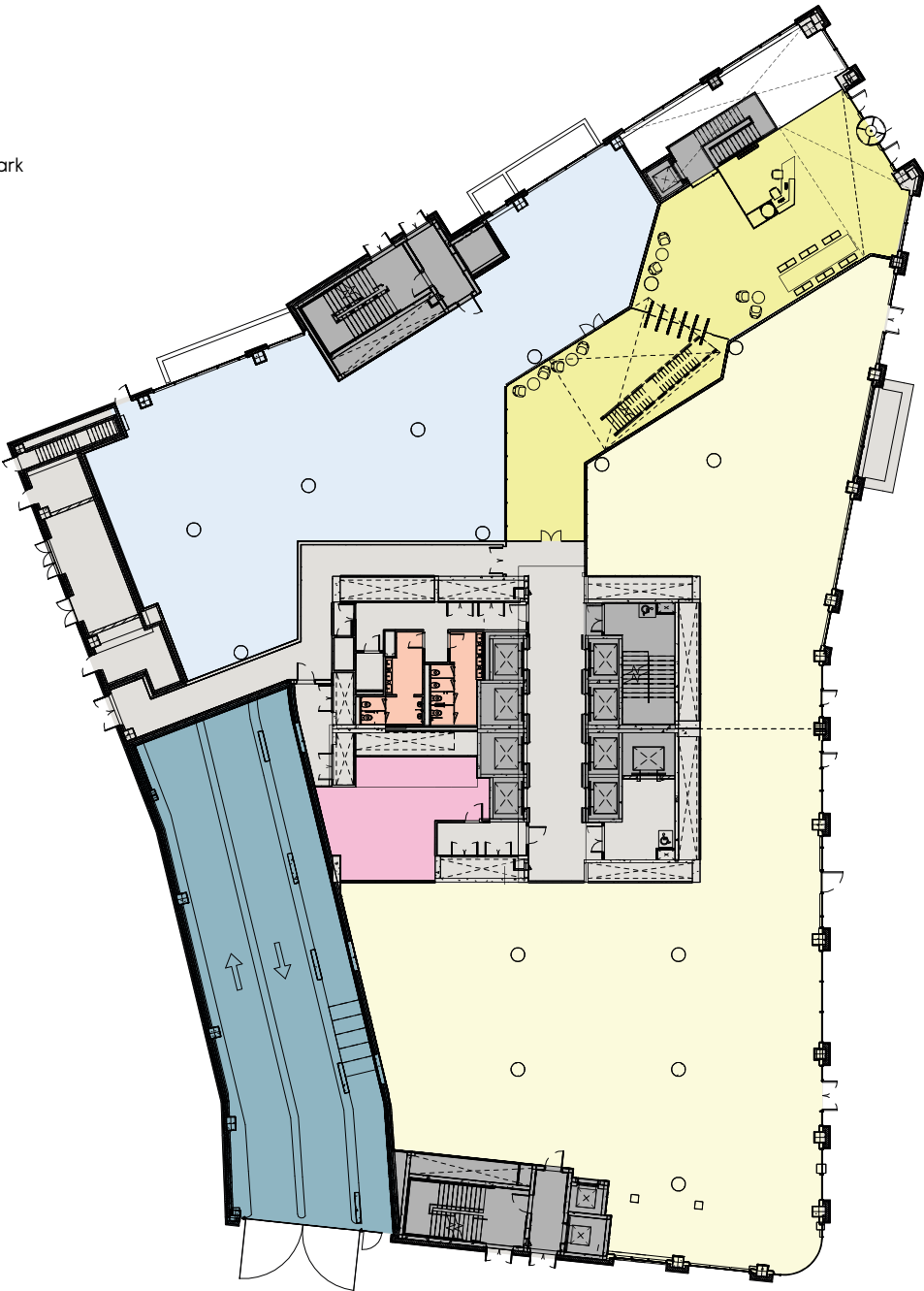


FLOOR PLANS

GROUND  
848 sq m / 9,127 sq ft

Reception	287 sq m / 3,089 sq ft
Office	495 sq m / 5,328 sq ft
Storage	66 sq m / 710 sq ft

- Offices
- Reception
- Core
- Lift/Stairs
- Toilets
- Store
- Ramp to Car Park
- Retail



Note: Atria Staircase - Tenant Fit-Out Item