



# To Let

**Plug & Play fitted offices ready for immediate occupation**

- Grade A Fully Fitted Floor
- Double Height Feature Reception
- LEED Gold Operational
- 100% Electric Building
- Technogym Equipped Fitness Suite
- External courtyard
- Premium End of Trip Facilities

## Two Riverside

Sir John Rogerson's Quay, D02KV60

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**6,300 to 18,300 sq ft**

585.29 to 1,700.13 sq m

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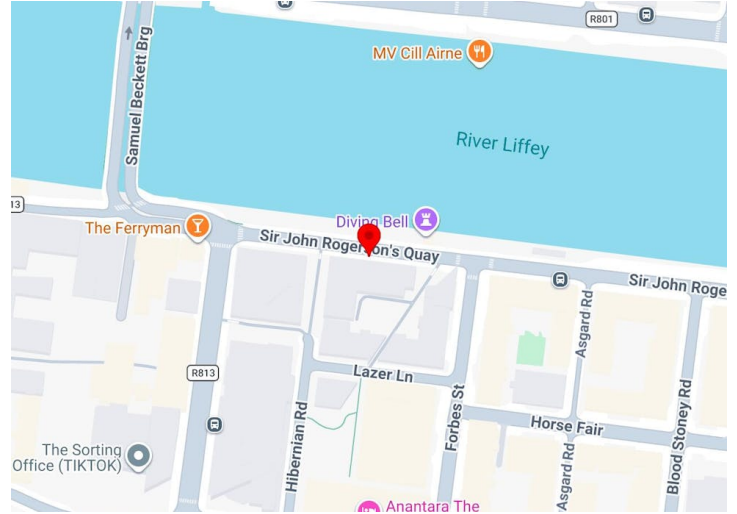
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**BER B1**

# Two Riverside

Sir John Rogerson's Quay, D02KV60



## Description

Two Riverside offers exceptional, fully fitted, self-contained workspace featuring expansive floor-to-ceiling glazing that provides uninterrupted views of the River Liffey. Designed with efficiency and flexibility in mind, the space can be easily adapted to suit a variety of occupier needs.

As an all-electric building, Two Riverside is targeting a LEED Gold certification for Operations and Maintenance, reflecting its commitment to sustainability and high-performance standards.

Occupiers also benefit from a range of premium amenities, including: an on-site concierge service, a newly built, dedicated gym, modern showers and serviced changing facilities, secure car and bicycle parking and a spacious, shared internal courtyard.

Additional amenities at nearby Fifteen George's Quay, No. 3 Dublin Landings, and Pearse Street provide the perfect complement to your workspace. Available to all occupiers across the IPUT portfolio, these features are designed to enhance collaboration, productivity, and comfort.

Exclusive amenities include:

- Business lounges
- Roof garden
- Event spaces
- Meeting rooms
- Media room
- Auditorium
- Fitness suites

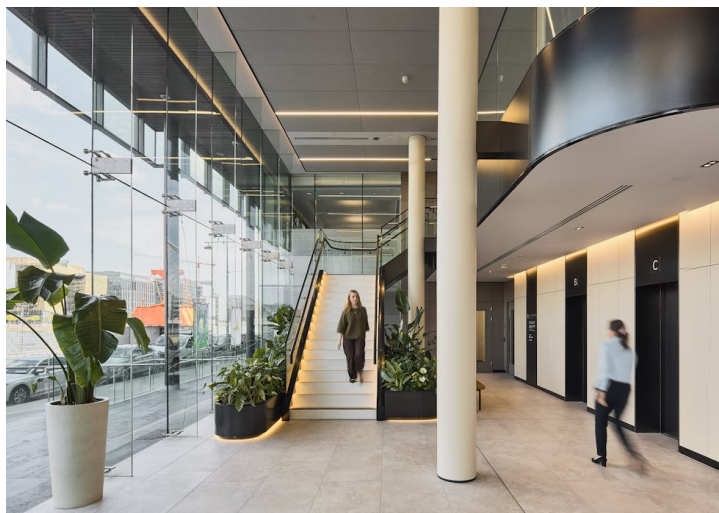
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Third Floor West	6,300	585.29	Available
5th	12,000	1,114.84	Available
<b>Total</b>	<b>18,300</b>	<b>1,700.13</b>	

# Two Riverside

Sir John Rogerson's Quay, D02KV60



## Specification

Third Floor West:

- 48 desks
- 3 meeting rooms
- 2 phone booths
- 3 car spaces
- 3 collaboration areas
- Kitchenette
- Comms room
- Library space
- Storage room

Fifth Floor:

- 100 desks
- 5 meeting rooms
- 5 phone booths
- 5 car spaces
- 5 collaboration areas
- Kitchenette
- Comms room
- Library space
- Storage room

Building:

- Wellness suite with gym
- Extensive floor-to-ceiling glazing
- BER B1 and LEED Gold certified
- 100% renewable electricity supply

## Managed Services

- Platform concierge

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