

To Let

Office to let in Dublin 2

- Fully fitted accommodation
- Shower facilities
- Internal atrium
- 2.8 metre floor to ceiling height
- BREEM Excellent
- BER A3

Part Mezzanine And 1st Floors, 2 Grand Canal Square

South City Centre, Dublin 2, D02 A342

7,678 to 29,752 sq ft

713.31 to 2,764.05 sq m

Reference: #53552





Part Mezzanine And 1st Floors, 2 Grand Canal Square







Summary

Rent	€57.50 per sq ft
Rates Payable	€6.49 per sq ft
Service Charge	€10.89 per sq ft
Car Parking	€4,000 per space / annum Allocated at 3 spaces 1st floor west, 2 spaces 1st floor east, 2 spaces mezzanine
BER	B3 (800864480)

Description

2 Grand Canal Square comprises the highest specification office building arranged to provide over 148,000 sq. ft across 7 Floors.

The Grand Canal Square buildings were designed by internationally renowned architect Daniel Libeskind.

The building finishes are to the highest modern specification with excellent levels of natural daylight penetrating through the external façade and the full height atrium.

The distinctive atrium incorporates a 7 storey 'wall of letters' portraying a passage from Finnegans Wake by James Joyce.

The Part Mezzanine and 1st Floors provides 7,678 sq. ft & 12,723 sq. ft, split overlooking the large imposing atrium.

There is an excellent provision of toilets within the core.

Location

2 Crand Canal Square is located in the heart of the thriving Dublin

The area is host to a wide area of bars, cafes and restaurants, along with a number of high calibre, internationally renowned office occupiers.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
Mezzanine - Part Mezzanine floor	7,678	713.31	Available
1st - Part 1st Floor - East	9,411	874.31	Available
1st - Part 1st Floor - West	12,723	1,182.01	Available
Total	29 812	2 769 63	

Building Energy Rating:

BER: A3

BER No's 800038747 / 800038770 EPI's: 156.08 / 159.08 kWh/m2

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