



To Let

1GQ - one of the most high-profile office buildings in Dublin

- Soon to be Fully fitted accommodation.
- Excellent on-site amenities.
- Unrivalled transport infrastructure.
- Wired Score Platinum
- A3 BER Rating

1GQ, George's Quay

Dublin 2, D02 R274

5,521 to 17,321 sq ft

512.92 to 1,609.17 sq m

Reference: #189339

BER A3

Summary

Rent	€57.50 per sq ft
Rates Payable	€6.59 per sq ft based on 2024 valuation
Service Charge	€9.38 per sq ft
Car Parking	€4,000 per space / annum 15 car parking spaces with the remaining vacant space
BER	A3

Description

1GQ stands as a benchmark for sustainable and technologically advanced office space in Dublin, achieving the prestigious triple certification of LEED Platinum, WiredScore Platinum, and BER A3 rating. This Grade A office building exemplifies best-in-class environmental performance through its LEED Platinum certification, demonstrating exceptional energy efficiency, water conservation, and sustainable material usage that significantly reduces operational costs and environmental impact. The building's WiredScore Platinum rating ensures world-class digital connectivity infrastructure, providing tenants with future-ready telecommunications capabilities, robust internet connectivity, and comprehensive mobile coverage throughout the property.

Location

1GQ, strategically positioned along Dublin's historic quays, offers exceptional connectivity through the city's comprehensive public transport network.

The development benefits from its proximity to Tara Street DART station, providing direct rail links to Dublin's coastal suburbs and key business districts, while Pearse Street DART station serves as an additional nearby option for cross-city travel. The location is well-served by Dublin Bus routes operating along the quays and surrounding streets, connecting tenants and visitors to all areas of the greater Dublin region. The nearby Connolly Station, one of Dublin's primary rail terminals, provides intercity connections and additional DART services, while the proximity to the city center ensures easy access to Luas light rail connections at nearby stops. This multi-modal transport hub positioning makes 1GQ an attractive proposition for businesses seeking a prestigious Dublin address with unparalleled accessibility for employees and clients traveling from across the Dublin metropolitan area and beyond.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Part Ground (Block C)	11,710	1,087.89	Available
1st - Part 1st Floor (Block D)	5,521	512.92	Under Offer
Total	17,231	1,600.81	

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