



To Let

The 2nd Floor in 6 Suffolk Street offers a newly fitted plug and play office accommodation ready for immediate occupation

- New Turnkey Fit Out
- Fully upgraded toilets and showers
- Mix of open plan seating areas, conference rooms and private offices
- Prime city centre location
- Highly accessible via major public transport networks

2nd Floor

6 Suffolk Street, Dublin 2, D02 NY39

5,349 sq ft

496.94 sq m

Reference: #152405

BER C1

2nd Floor

6 Suffolk Street, Dublin 2, D02 NY39



Summary

Rates Payable	€6.17 per sq ft based on 2024 valuation
Service Charge	€8.63 per sq ft
BER	C1 (800921538)

Description

6 Suffolk Street provides occupiers with a high quality floor in the heart of Dublin's central business district.

The office space will be fitted to provide a mixture of open plan seating for 50 - 60 desks, different sized meeting rooms including a feature boardroom, private offices, phone booths and a canteen. The space extends to 5,349 sq. ft and will be delivered in Plug and Play condition available from Q1 2026.

The building also benefits from a feature reception which was upgraded two years ago and is manned by a receptionist during business hours.

6 Suffolk Street is completed to a high standard throughout and is well maintained by the on-site building management.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Office	5,349	496.94
Total	5,349	496.94

Location

6 Suffolk Street is located in the heart of Dublin 2. As the property is less than 100 metre's from Ireland's prime retail shopping district, Grafton Street, the property benefits from an abundance of amenities in the immediate area including various bars, restaurants and cafés.

The area is well served by public transport with both Red and Green Luas lines within walking distance. DART Stations located at Pearse Street and Tara Street are also within close proximity while Dublin Bikes and regular Dublin Bus routes also serve the area.

Specification

- New Suspended ceiling incorporating perforated metal ceilings tiles
- New Raised access floors with floor boxes wired for power and data
- Air conditioning
- Reception & kitchenette
- Mixture of cellular offices and meeting rooms
- Showers

Viewings

By prior appointment.

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