



To Let

Standalone HQ building offering fully refurbished accommodation within the IFSC

- Fully refurbished accommodation
- Standalone building with own door entrance
- Shower and bicycle parking
- NZEB Compliant
- LEED Gold
- BER A3

Highmark

Commons Street, Dublin 1, D01 Y048

11,313 to 46,015 sq ft

1,051.01 to 4,274.93 sq m

Reference: #102935

Summary

Rent	€55 per sq ft
Rates Payable	€6.91 per sq ft based on 2024 valuation
Service Charge	Upon Enquiry
Car Parking	46 car spaces
BER	Upon enquiry

Description

Highmark is newly refurbished and reimagined workspace - offering a rare HQ opportunity for an incoming occupier(s).

The premises includes a ground floor reception area and 2 floors of office accommodation extending to a total of 46,000 sq. ft together with 46 car spaces.

Location

Situated on Commons Street in the heart of the IFSC, the building is extremely well serviced by a range of amenities and public transport links within a short walk. Nearby occupiers include Citi, Walkers Global and A&L Goodbody.

- Public transport options:
- Luas red line: 2 min walk
 - Connolly DART/train station: 5 min walk
 - Dublin airport: 15 min drive

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
Ground - Reception	617	57.32	Available
4th	24,326	2,259.96	Available
5th	21,072	1,957.65	Available
Total	46,015	4,274.93	

Specification

New CAT A fit out is installed throughout together with a modernised reception, new lifts, toilets and shower facilities.

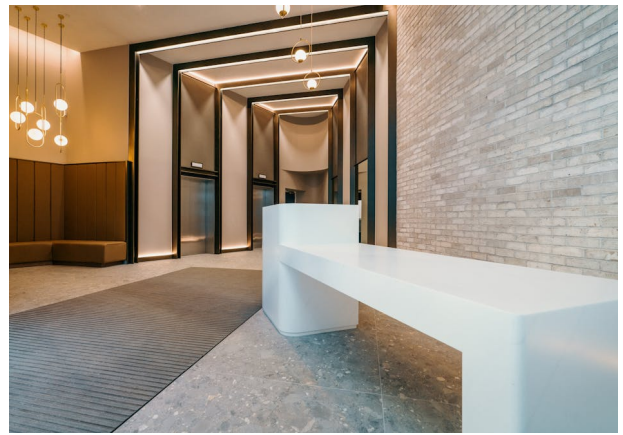
Rita Carney

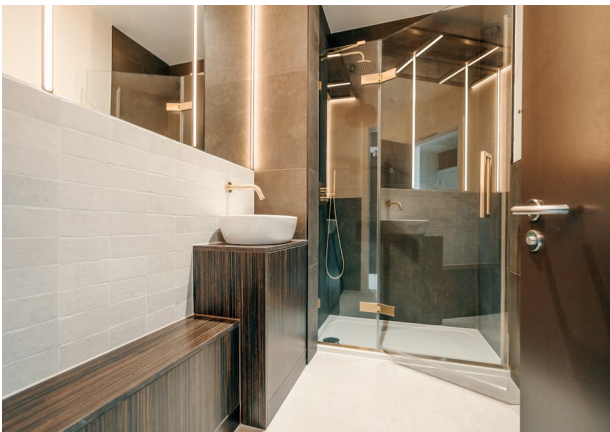
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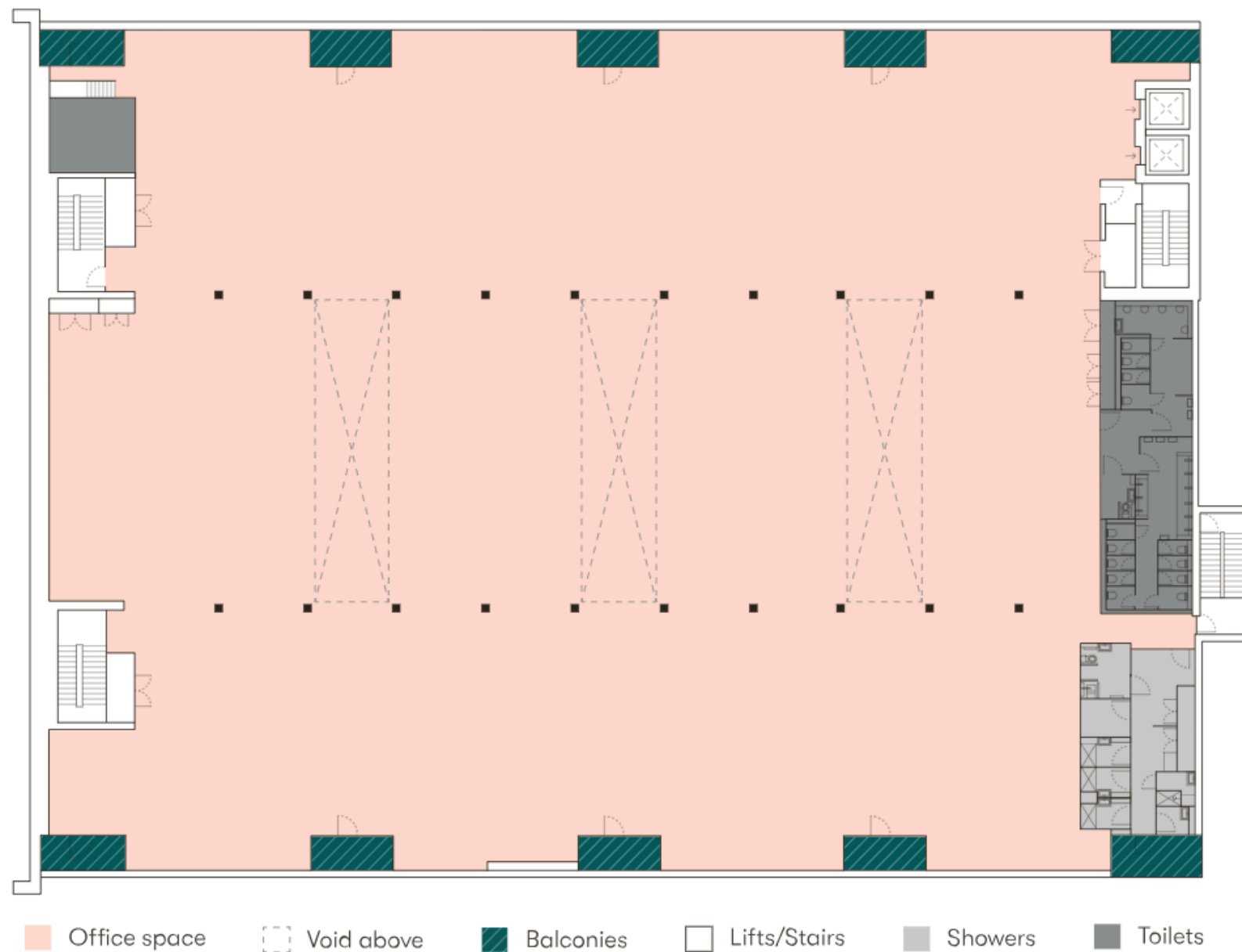
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Not to scale. For illustration purposes only.