



For Sale

Pinnacle 2 offers an opportunity to purchase a fully fitted, self-contained HQ office.

- Fully fitted
- Comms room on each floor
- Bike and shower facilities
- CAT 7 cabling
- BER B3

Pinnacle 2

East Point Business Park, D03P580

13,810 to 109,372 sq ft

1,282.99 to 10,160.99 sq m

Reference: #102782

BER B3

Pinnacle 2

East Point Business Park, D03P580



Summary

Rates Payable	€3.70 per sq ft based on 2024 rates
Car Parking	€1,500 per space / annum 90 car spaces
Estate Charge	€1 per sq ft
BER	B3 (800824971)

Description

Pinnacle 2 is a landmark office building located in Dublin's Docklands. Suitable for a single occupier as a HQ building, the building can also be leased on a floor by floor basis, suiting size requirements from 13,800 sq. ft upward. The building is for sale with the benefit of full vacant possession.

The entire building comes fully fitted to an excellent standard, with an average of 150 sit stand desks on each floor together with a mix of offices and meeting rooms. All of the content will form part of the sale.

Location

East Point Business Park benefits from a convenient location adjacent to the Port tunnel, with Dublin Airport only a 15 minute journey.

The business park is well served by public transport and occupiers have access to a shuttle bus to nearby DART and Clontarf, The Luas at the Point Square and The Docklands Rail Station.

The park benefits from on-site amenities including a weekly market, physio, crèche, communal bicycle facilities (Moby Electric bikes), dry cleaners, 5-a-side football pitches and tennis courts.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
Ground	16,339	1,517.94	Available
1st	15,844	1,471.96	Available
2nd	15,844	1,471.96	Under Offer
3rd	15,844	1,471.96	Under Offer
4th	15,844	1,471.96	Available
5th	15,844	1,471.96	Available
6th	13,810	1,282.99	Available
Total	109,369	10,160.73	

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