



P2 Eastpoint Business Park, Dublin 3, D03 W1X0

Summary

- Rent: €29.50 per sq ft
- Business rates: TBC
- Service charge: €1.53 per sq ft
- BER: A3
- Lease: New Lease

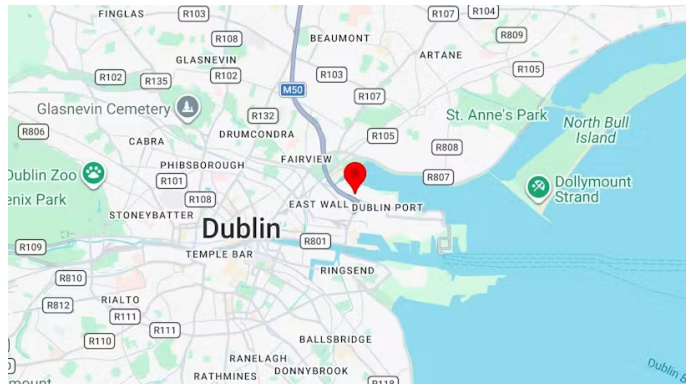
Contact & Viewings



Tom Fahy
01 634 2466 | 087 393 7322
tom.fahy@ie.knightfrank.com



Tom Gavigan
01 634 2466 | 086 834 1648
tom.gavigan@ie.knightfrank.com



Key Points

- Fully Refurbished Offices
- Floor Splits Available
- Impressive Light-Filled Reception
- LEED Gold & Wired Score Platinum
- BER A3 Rating
- 71 Parking Spaces

Description

P2 EastPoint offers 49,367 sq. ft. of Grade A office space, which blends contemporary design with exceptional functionality. The accommodation is easily accessible from the city centre, approximately 4 kilometres Northeast of Dublin's central business district.

The newly refurbished offices feature abundant natural light, flexible layouts, and modern amenities to enhance productivity and well-being. Each floor offers light-filled office spaces with exposed ceilings, a new VRV air conditioning system, suspended LED lighting, and raised access floors wired for power.

P2 EastPoint sets a new standard for sustainability with its

LEED Gold and BER A3 certifications, ensuring long-term

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The park has two security controlled access points from Alfie Byrne Road and Bond Road and benefits from excellent public transport links, with DART and Luas services close by as well as the main line rail services at Connolly Station. The park has a dedicated shuttle bus service linking EastPoint to the Luas stop at Point Square and the DART station at Clontarf Road. EastPoint has become a hub for technology occupiers including Google and Oracle. Other occupiers include Deutsche Bank, Cisco, Arvato, Citrix, Broadcom, and Verizon. In addition to the office accommodation, there are a number of support facilities and services such as cafes, restaurant, bar, convenience store, sports facilities, and a crèche.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	13,163	1,222.88	Available
1st	12,045	1,119.02	Available
2nd	12,106	1,124.68	Available
3rd	12,052	1,119.67	Available
Total	49,366	4,586.25	

