

To Let

60 Dawson Street, South City Centre, Dublin 2, D02 K330

12,300 to 27,557 sq ft

- Central CBD location beside Grafton St & Trinity College
- Adjacent to Dawson St Luas stop
- Grade A building with corner profile
- Abundance of amenities surround building



Location

Situated on a high profile corner junction where Dawson Street meets Nassau Street in the heart of Dublin 2, the development overlooks the adjoining Trinity College campus. The building is well located close to a range of public transport options, including benefiting from a Luas tram stop located directly beside the main reception entrance. Located in the heart of Dublin 2 there are a host of amenities immediately surround the development, with Dublin’s premier retailing street Grafton Street located a couple of minutes walk away.

Description

60 Dawson Street is currently under construction and upon completion will provide 145,000 sq. ft of Grade A office accommodation. The office space extends over 1st – 6th Floors, with a central atrium providing natural light to all floor plates. Large external terraces at 5th and 6th Floors offer exceptional views over Trinity College and Dublin City Centre. 29 secure car parking spaces are located at basement level, together with high quality tenant amenities of 26 showers, 200 bicycle spaces, drying room and locker facilities. The building will comply with the Nearly Zero Energy Building Standard NZEB and is targeting BER A3 and LEED Gold Rating V4, ensuring sustainability is at the core of the design.

Specification

- Raised access floors
- Suspended ceilings
- LED lighting
- 4 pipe fan coil air conditioning
- 2.8m floor to ceiling height

Terms

New lease(s) available.

Accommodation

The accommodation comprises of the following:

Floor/Unit	sq ft	sq m	Availability
1st	27,557	2,560.13	Under Offer
2nd	27,774	2,580.29	Let
Total	55,331	5,140.42	

Potential Floor Split

The 1st floor is capable of being split into two tenancies that can accommodate requirements of 12,300 sq. ft and 13,800 sq. ft.

EPC

This property has been graded as -.

Rent

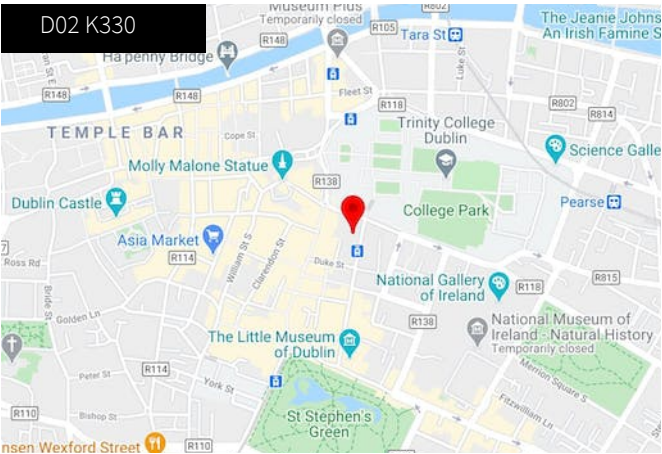
Rent on Application

Business Rates

Available upon request

Service Charge

Available upon request



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AREA	SQM	SQFT
● OFFICE	2,594	27,922

THIRD FLOOR

