



To Let

Exceptional, fully-fitted office space in Dublin's premier innovation district

LEED Gold certified with world-class connectivity

- Fully fitted whole floor
- Exclusive private terrace
- LEED Gold environmental certification
- WiredScore Platinum digital connectivity
- Grade A specification throughout
- 6,700 sq. ft. townhall & reception space

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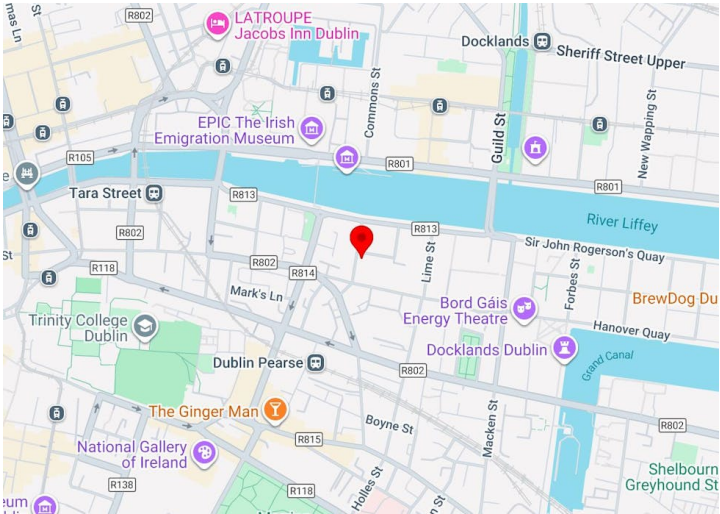
1 Windmill Lane, Dublin 2, D02 F206

16,436 sq ft

1,526.95 sq m

Reference: #338276





Summary

Rent	Rent on application
Service Charge	€16.98 per sq ft Service charge includes: • Windmill Quarter tenant portal app • On-site events organised by the landlord in the townhall area • Ability to book the townhall space as private event space, subject to availability • Access to on-site shower, changing and locker facilities which includes towel services • Access to shared bicycle parking spaces • On-site coffee dock in reception/townhall area • Access to external courtyard space
Car Parking	€4,000 per space / annum
BER	B1

Description

Exceptional Whole Floor Opportunity in Dublin's Premier Innovation District

Discover an outstanding fully fitted office floor spanning the entire Level 5 of this landmark LEED Gold certified building in Dublin's dynamic South Docks. This premium space offers immediate occupation with comprehensive fit-out already complete, eliminating setup delays and capital expenditure while delivering exceptional value.

The standout feature is the exclusive private terrace, providing a unique outdoor amenity rarely found in Dublin's commercial market. Combined with floor-to-ceiling windows, this creates an inspiring work environment with abundant natural light and outdoor access for staff wellbeing and client entertainment.

This is a rare opportunity to secure fully fitted premium Grade A accommodation in one of Dublin's most sought-after locations, where cutting-edge connectivity meets sustainable design in Ireland's leading technology and professional services hub.

Location

Prime South Docks Location

1 Windmill Lane occupies a prestigious position in Dublin's South Docks, at the heart of the internationally recognised Windmill Quarter innovation district. The building benefits from excellent public transport links, with Grand Canal Dock DART station providing rapid rail connections across Dublin, while multiple bus routes serve the immediate area. Dublin Airport is easily accessible within 30-45 minutes by car.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th - Fully fitted whole floor	16,436	1,526.95	Available
Total	16,436	1,526.95	

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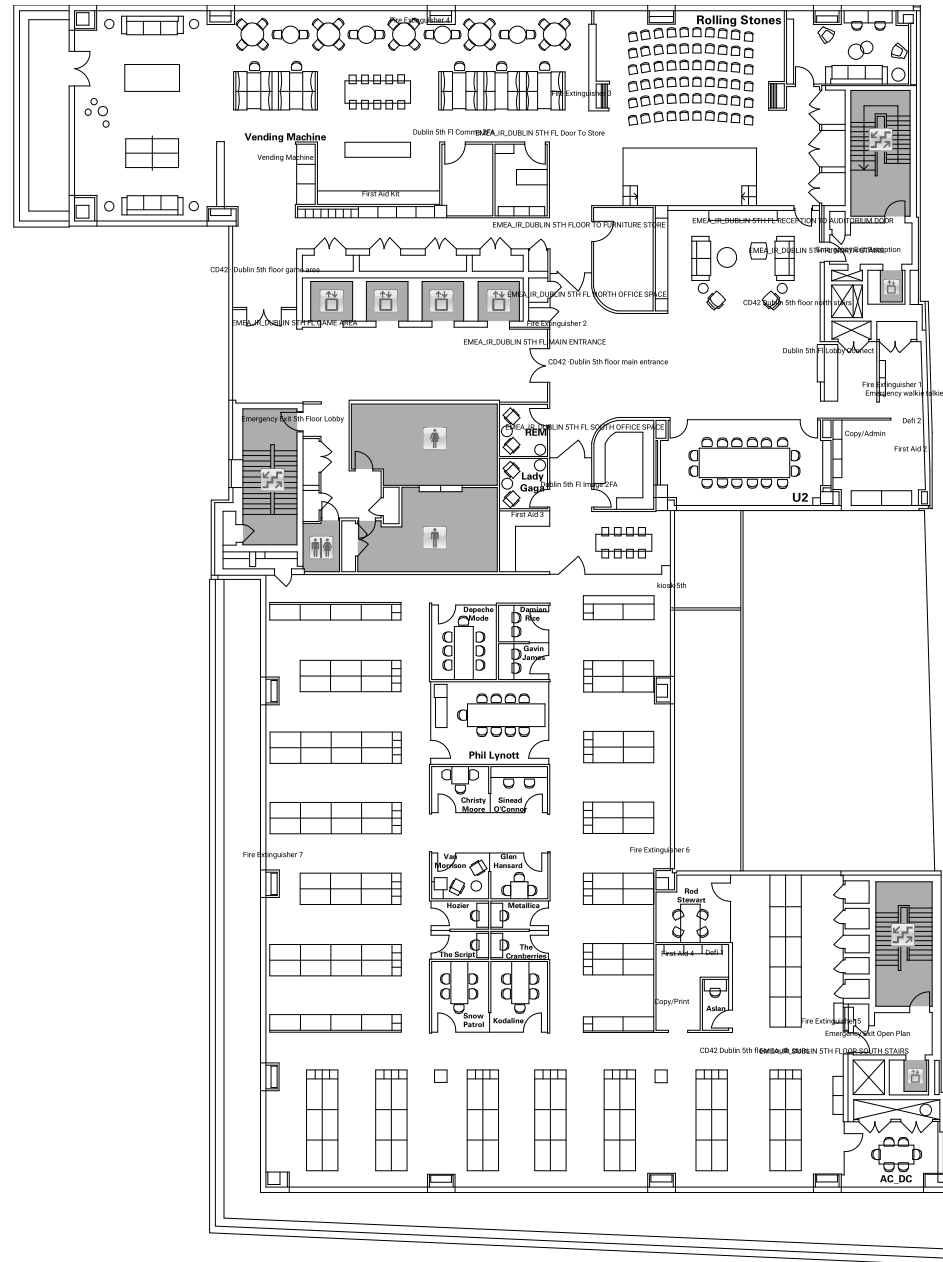
Conor Fitzpatrick

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Dublin 1WML 5th

Informatica



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Dublin 2, Ireland**