DUBLIN 1

First Floor, 1 Exchange Place, Ifsc, Dublin 1, D01 R8W8



TO LET

981 SQ FT
(91.14 SQ M)

Newly Refurbished Offices

Turn-Key Condition

- Turn-Key Offices
- Recently Refurbished
- c. 91 sq. m. / 981 sq. ft.
- 2 Car Parking Spaces
- Prominently Located in the IFSC

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quinnagnew.ie

FIRST FLOOR, 1 EXCHANGE PLACE

Ifsc, Dublin 1, D01 R8W8





Summary

Available Size	981 sq ft / 91.14 sq m
Rent	Rent on application
Rates Payable	€6,728 per annum
Service Charge	€8,350 per annum
Car Parking	€3,500 per space / annum
BER	D1

Description

Exchange Place is a development of two commercial blocks, both four stories, comprising predominantly offices.

The subject property is the entire first floor of 1 Exchange Place.

The offices are newly refurbished and in turn-key condition.

1 w.c., 1 w.h.b

2 Designated Car Spaces

Specification

Recently Refurbished to Include;

- Newly Painted Walls and Ceilings
- New LED Lighting
- New Carpet Floor Coverings
- New Electric Heaters
- New Wall Mounted Permitter Trunking
- Wired for Power and Data
- All Data Cabling Terminates back to the Comms Cabinet.
- Fitted Kitchenette

Terms

New Lease - Flexible Lease Terms Available

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
First Floor	981	91.14	Available
Total	**981**	**91.14**	

Location

Exchange Place is strategically positioned in the heart of the IFSC, Ireland's premier financial hub.

1 Exchange Place is located at the front of the development on George's Dock, a prominent pedestrian thoroughfare.

Excellently served by public transport, the building is opposite the George's Dock Luas stop and within approximately 320 metres of Connolly Station.

The immediate area offers a plethora of dining and leisure amenities for staff including the CHQ Building, which is located adjacent to the subject
property.

Other occupiers in the building are EPIC, Auxmoney Investment and Porsche.

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew



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