



To Let

Iconic office building to let in Dublin 2

- Raised access floors
- Suspended ceilings
- Recessed LED lighting
- BER C2

O'Connell Bridge House

D'Olier Street, Dublin 2, D02 RR99

4,350 to 22,100 sq ft

404.13 to 2,053.16 sq m

Reference: #53599

BER C2

O'Connell Bridge House

D'Olier Street, Dublin 2, D02 RR99



Summary

Rent	€45 per sq ft
Rates Payable	€4.69 per sq ft based on 2024 rates
BER	C2 (800807844)

Description

O'Connell Bridge is one of Dublin's most iconic buildings and is located at the epicentre of Dublin's cultural, retail and transport hubs. Located at O'Connell Bridge, the building benefits from impressive views of Dublin City at every level. Each floor has uninterrupted views of the River Liffey.

Each of the available floors benefit from an existing tenant fitout and have also been refurbished by the landlord to provide bright, efficient floor plates which are predominantly open plan.

Location

O'Connell Bridge House is a landmark building within Dublin City Centre located along the River Liffey just south of O'Connell Street Bridge.

The location benefits greatly from being in very close proximity to both the Luas and DART lines, with both being no more than a 4 minute walk from the entrance.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
1st	6,700	622.45	Available
4th	6,700	622.45	Available
8th	4,350	404.13	Available
7th	4,350	404.13	Available
Total	22,100	2,053.16	

Building Energy Rating

BER: C2
BER No. 800807844
EPI 183.81/kWh/m2/yr

Conor Fitzpatrick

+353 14779714 | +353 838414109
conor.fitzpatrick@jll.com

James Lynn

353 (0)86 190 8503
james.lynn@jll.com

Kevin Tutty

kevin.tutty@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.







