



One Le Pole Square

Ship Street Great, Dublin 8, D08 E6PD

20,292 sq ft
(1,885.19 sq m)

- Prestigious City Centre Address
- Landmark Grade A Office Building
- Flexible, Light-Filled Floorplates
- Strong Sustainability Credentials
- Dedicated Cyclist & End-of-Trip Facilities
- Excellent Public Transport Connectivity

One Le Pole Square, Ship Street Great, Dublin 8, D08 E6PD

Summary

Available Size	20,292 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
BER Rating	Upon enquiry

Description

One Le Pole Square is a landmark Grade A office development set within a revitalised historic civic square on Ship Street Great, Dublin 2. The first to fourth floors provide high-quality office accommodation within a contemporary building that successfully blends modern design with historic character. The floors benefit from excellent natural light, generous floor-to-ceiling heights and efficient, flexible layouts, making the property well suited to a range of occupier requirements.

Accommodation

The accommodation comprises the following areas:

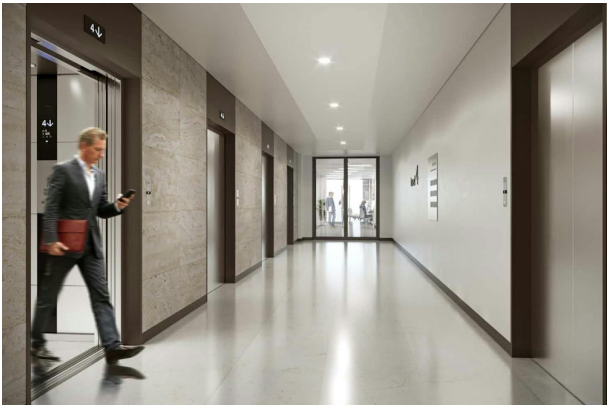
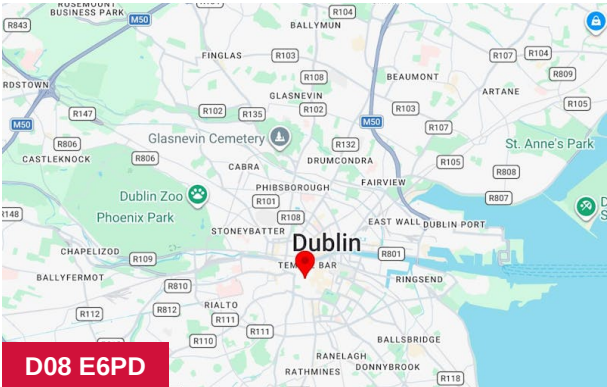
Name	sq ft	sq m	Availability
1st	20,292	1,885.19	Available
2nd	22,386	2,079.73	Under Offer
3rd	22,386	2,079.73	Under Offer
4th - Part	10,245	951.79	Let
4th - Part B	12,141	1,127.94	Under Offer
Total	87,450	8,124.38	

Location

The building occupies a prime position in the heart of Dublin 2, one of the city’s most established and sought-after office locations. Situated between Dublin Castle and St Patrick’s Cathedral, One Le Pole Square enjoys immediate access to the retail, leisure and cultural amenities of the city centre. The area is exceptionally well served by public transport, with numerous Dublin Bus routes nearby and the Luas Green Line within short walking distance..

Specification

- Grade A office accommodation (1st–4th floors)
- Approx. 2.8m floor-to-ceiling heights
- Flexible and efficient floorplates
- Full-height glazing providing excellent natural daylight
- Impressive double-height reception area
- High-quality shower and changing facilities
- Raised access floors and suspended ceilings
- NZEB compliant; targeting LEED Gold
- Secure bicycle parking and electric vehicle charging



Viewing & Further Information



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