



To Let

Dublin's Premier Grade A Office Space Reimagined for the Future

- Quality fitted office
- Target BER A2 rating
- Private South Facing Terrace
- On-site gym
- Canalside Location

Connaught House

One Burlington Road, D04C5Y6

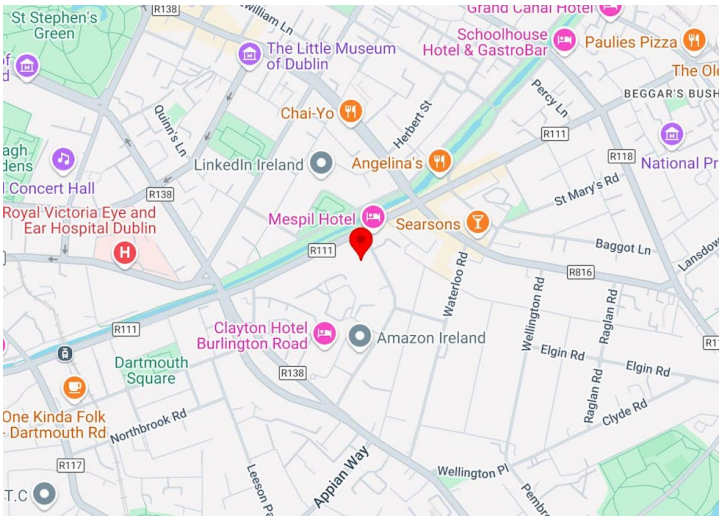
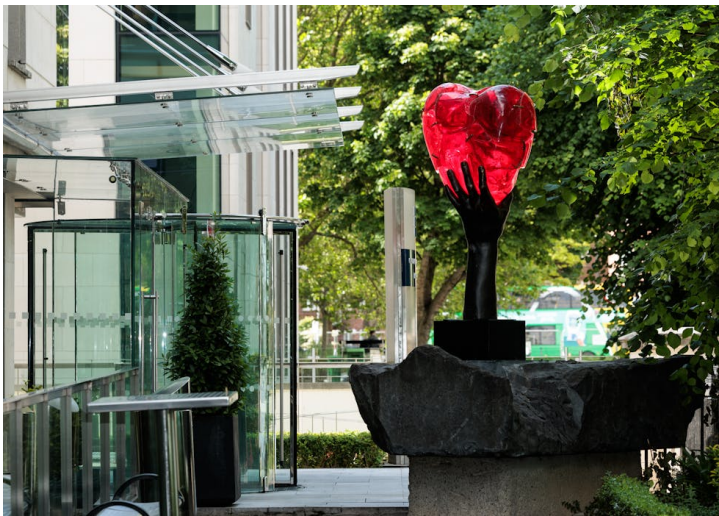
6,266 to 34,278 sq ft

582.13 to 3,184.53 sq m

Reference: #279695

Connaught House

One Burlington Road, D04C5Y6



Description

Connaught House is a modern seven storey over basement office building extending to approximately 116,191 sq ft NIA. The Garden Level offers an incoming occupier a unique opportunity to acquire a turnkey office in a central Dublin 4 location.

The available Garden Level accommodation will benefit from a comprehensive upgrade to the M&E systems to include new energy efficient 4 pipe fan coil air-conditioning and LED lighting, due for completion in 2026. The office is fully fitted and furnished throughout in a predominantly open plan layout with associated meeting rooms, canteen and break out spaces. It includes 10 car spaces.

Further accommodation on the 1st and 5th floors are due for availability in 2026.

Connaught House provides an on-site equipped tenant gym, high quality shower & locker facilities, bicycle parking and drying room facilities are provided.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - Garden Level	17,192	1,597.19
Suite - Garden Level A	8,019	744.99
Suite - Garden Level B	9,432	876.26
1st - Part Floor (Front)	10,820	1,005.21
5th - Part Floor (Front)	6,266	582.13
Total	51,729	4,805.78

Specification

Garden Level Specification & Fit-Out:

- 4 pipe fan coil air-conditioning
- Exposed ceiling grid design
- LED lighting
- Raised access floors with premium carpet tile finishes
- CAT 6 cabling
- 150 open plan workstations in place - room for more if required
- Range of meeting rooms
- Collaboration areas
- Canteen and kitchenette

Location

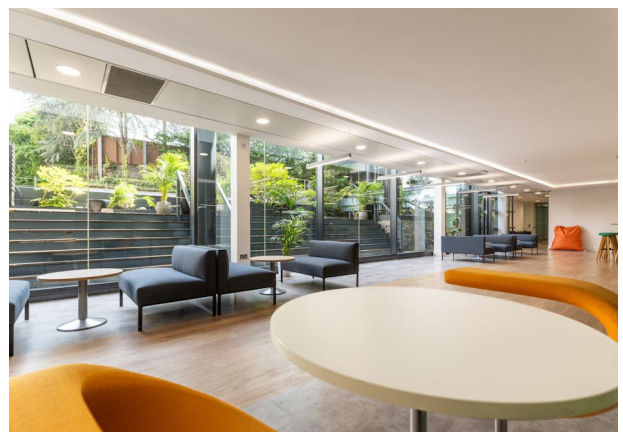
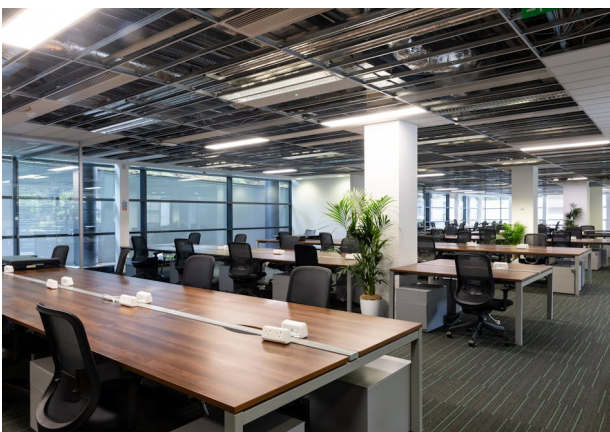
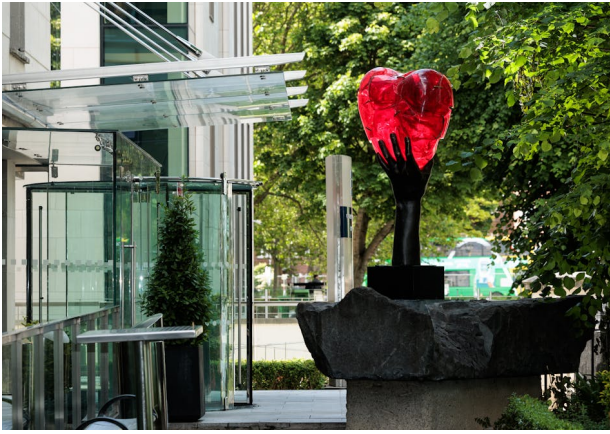
Connaught House is perfectly positioned in one of Dublin's most dynamic and well-connected districts, offering a wealth of amenities and effortless commuting options.

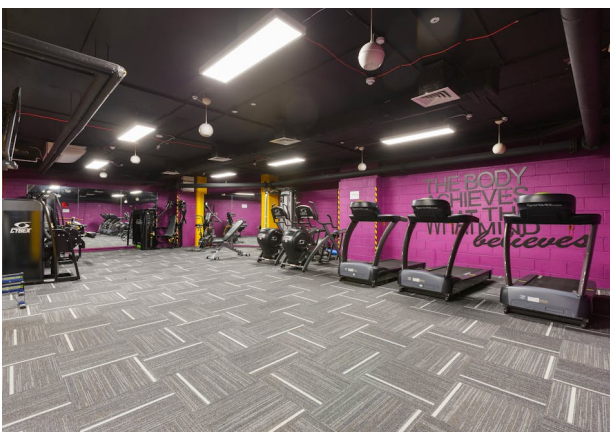
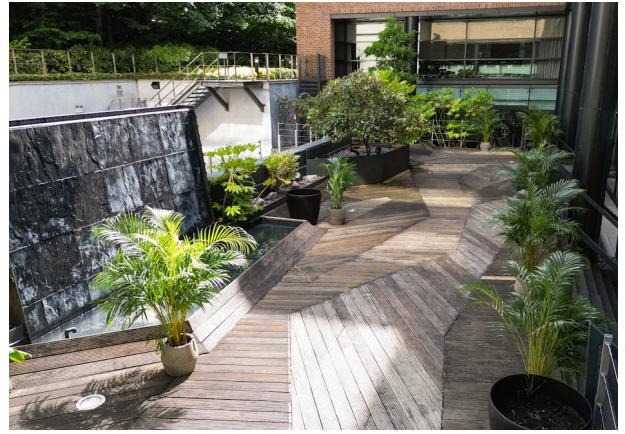
- Excellent public transport links including DART, LUAS and multiple bus routes
- Walking distance to Grand Canal Dock & St Stephen's Green
- Surrounded by a host of premium amenities, dining, and leisure facilities in adjacent

Baggot Street and the immediate area

- The Grand Canal at Mespil Road offers a scenic and tranquil setting for lunchtime walks and is host to a weekly food market offering a variety of interesting lunch options

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01 Marketing Plan – Garden Level

