DUBLIN 1

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



TO LET

825 SQ FT
(76.65 SQ M)

Newly Refurbished Offices

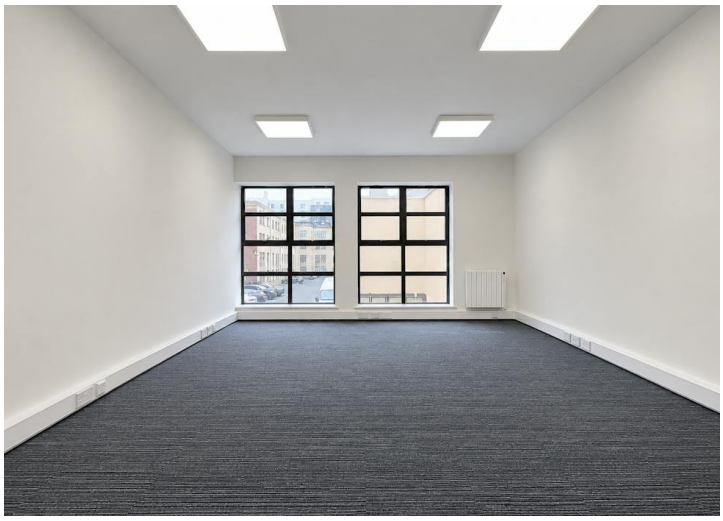
Turn-Key Condition

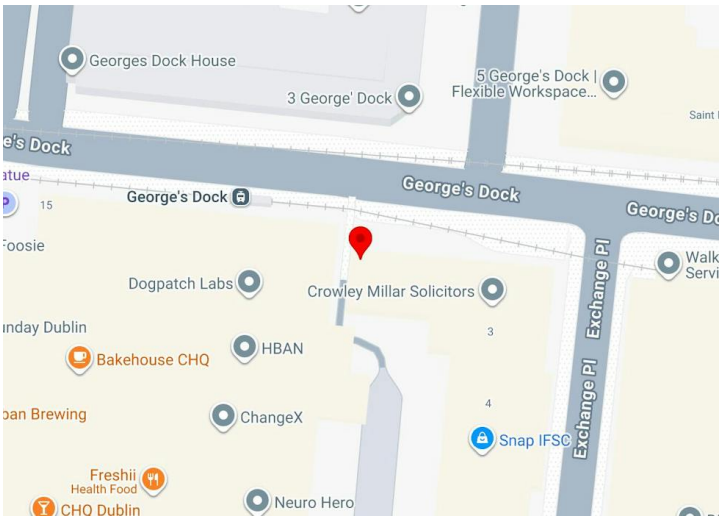
- Turn-Key Offices
- Recently Refurbished
- c. 77 sq. m. / 825 sq. ft.
- 1 Car Parking Space
- Prominently Located in the IFSC

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quinnagnew.ie

GROUND FLOOR, 1 EXCHANGE PLACE

Ifsc, Dublin 1, D01 R8W8





Summary

Available Size	825 sq ft / 76.65 sq m
Rent	Rent on application
Rates Payable	€4,196 per annum
Service Charge	€6,500 per annum
Car Parking	1 Car Parking Space
BER	D1

Description

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

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

The offices extend to c. 77 sq. m. / 825 sq. ft.

The offices are undergoing a full refurbishment and will be available in turn-key condition.

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

1 Designated Car Space

Specification

Refurbishment 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

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground Floor	312	28.99	Available
Ground Floor	513	47.66	Available
Total	**825**	**76.65**	

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 Auxmoney Investment and Porsche.

Terms

New Lease - Flexible Lease Terms Available



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