

TO LET

CASTLEFORBES HOUSE

4TH & 5TH FLOORS, DUBLIN 1

A 6-storey office building in the North Docks, featuring refurbished Grade A space, terraces, kitchenettes, upgraded restrooms, a shower, lift access, and basement parking with bike storage.

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The Property

Castleforbes House comprises a 6-storey over basement office building located in the heart of the North Docks. The 4th and 5th floors have undergone an extensive refurbishment providing Grade A office space. Each floor provides open plan space, kitchenette, upgraded toilets and terrace areas. There is a shower on the 4th floor. There is a lift servicing all floors and the basement provides for car parking and bicycle storage.

Specification



Fully refurbished 4th and 5th floors



Raised access floors



Suspended ceilings incorporating LED lighting



Air conditioning



Kitchenette



Upgraded toilets and shower on the 4th floor



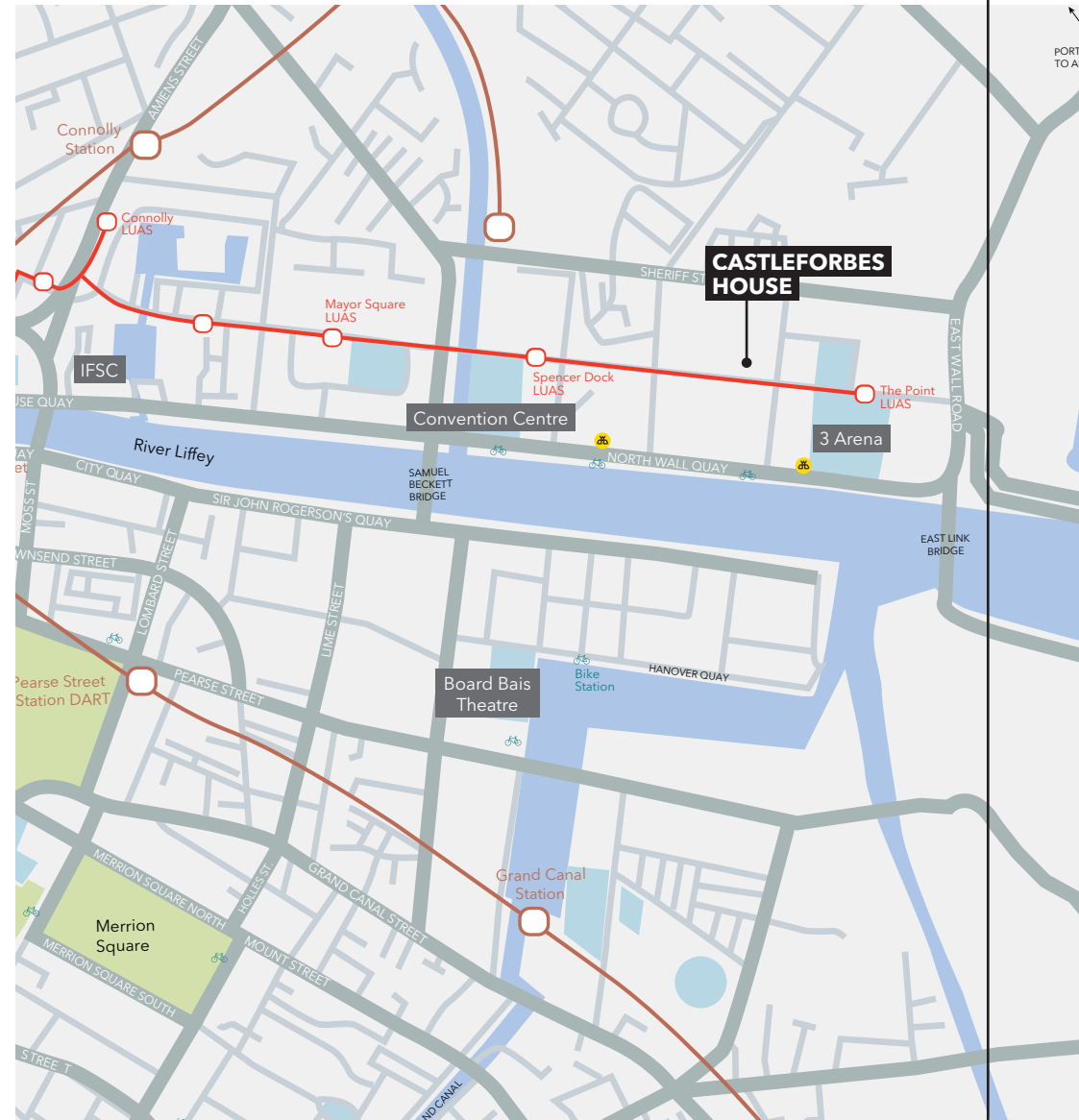
Basement parking



Location

Castleforbes House offers an exceptional location in the heart of the North Docks. Nestled a few minutes' walk from the River Liffey the building is surrounded by an array of amenities including cafes, restaurants, bars and hotels including the 3 Arena, Point Square and the Gibson Hotel. The area has undergone an extensive regeneration in recent years and now presents an unrivalled opportunity in one of Dublin's most exciting and rapidly evolving locations. Neighbouring occupiers include An Post, Yahoo, Fennerg, Gilead and Citi Bank.

Castleforbes House is well positioned in terms of transport links with the Red LUAS Line Stop at The Point in close proximity, linking the area with the IFSC and Connolly Station. There are numerous Dublin Bus services and Dublin Bike Stations all within walking distance of the property. The East Link Bridge is nearby providing a direct route to the city's southside with the Port Tunnel connecting the area to Dublin Airport within 15 minutes.



ACCOMMODATION

Floor	Sq. Ft.	Sq. M.
4th Floor	1,713	159
5th Floor	829	77
Total	2,542	236

LEASE TERMS

Available by way of a new lease direct from the Landlord



CONTACT

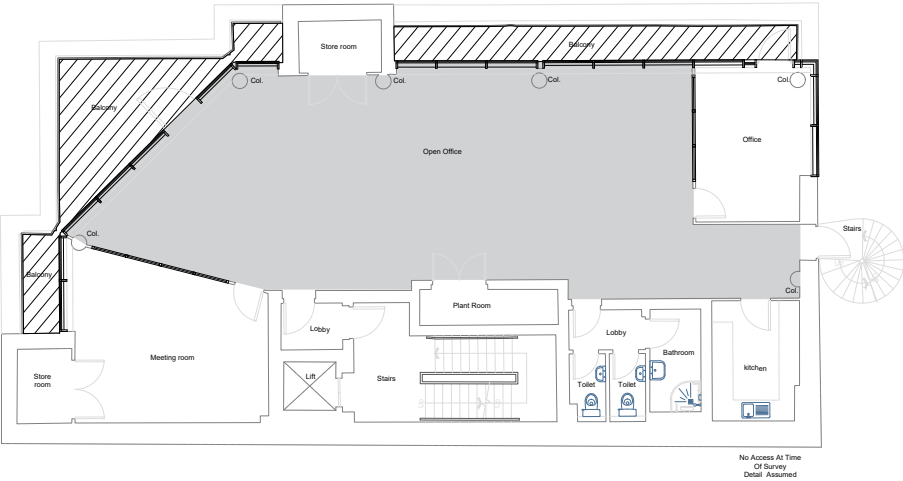
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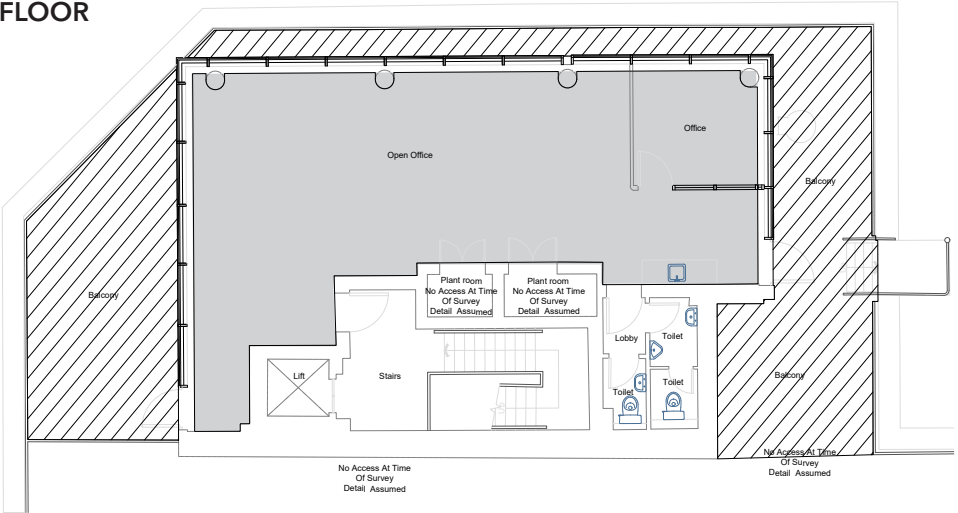
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4TH FLOOR



5TH FLOOR



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