

TO LET | FULLY FITTED OFFICES

9TH & 10TH FLOORS  
**O'CONNELL BRIDGE HOUSE**

27/28 D'OLIER STREET, DUBLIN 2

**O'CONNELL  
BRIDGE HOUSE**  
IS STRATEGICALLY  
SITUATED ON  
THE CORNER OF  
BURGH QUAY AND  
D'OLIER STREET  
OVER-LOOKING  
O'CONNELL  
BRIDGE IN THE  
HEART OF DUBLIN  
CITY CENTRE.





O'CONNELL  
BRIDGE  
HOUSE

## LOCATION

O'Connell Bridge House is extremely well serviced by public transport links. With the Luas green line located adjacent the building, many of the city's bus routes stopping on your doorstep and Dublin bikes are within walking distance. Tara Street DART station is a 5 minute walk away.

|                                                 |                  |
|-------------------------------------------------|------------------|
| <b>Dublin Bus</b><br>(Westmoreland Street)      | On your doorstep |
| <b>Luas Cross City</b><br>(Westmoreland Street) | 1 minute walk    |
| <b>Luas Green Line</b><br>(Westmoreland Street) | 1 minute walk    |
| <b>Luas Red Line</b><br>(Abbey Street)          | 3 minute walk    |
| <b>Aircoach</b><br>(Westmoreland Street)        | 1 minute walk    |
| <b>Taxi Rank</b><br>(Westmoreland Street)       | 1 minute walk    |
| <b>Dublin Bikes</b>                             | 3 minute walk    |
| <b>Tara Street DART Station</b>                 | 5 minute walk    |
| <b>Port Tunnel</b>                              | 18 minute drive  |



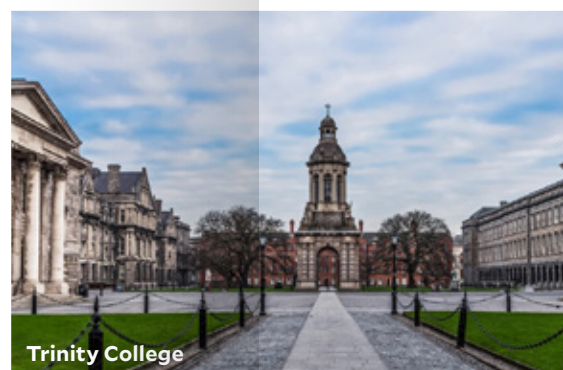
Grafton Street



O'Connell Street



Dublin Bikes



Trinity College



College Green



View from O'Connell Bridge House

## AMENITIES

The office building benefits from all the amenities this location has to offer such as shopping on Grafton Street where there are an abundance of retail outlets.

The vibrant Temple Bar is located adjacent to the building which benefits from a wide array of high class dining facilities and bustling pubs such as Robertas restaurant, Tomahawk, Rosa Madre, The Temple Bar, The Auld Dubliner and The Palace Bar. The iconic Trinity College is also within close proximity of the property.

The area is rich in high profile occupiers with immediate neighbours including the OPW, Irish Life, Irish Aviation Authority, Ulster Bank, WeWork and CDB Aviation.

Nearby cafes include Starbucks, Café Nero, Keoghs café and Il Fornaio café. A host of 5 star hotels can be found close by including The Shelbourne Hotel, The Morgan Hotel, The Westbury Hotel and the Fleet Street Hotel.

DESCRIPTION

The 9th and 10th floors of this iconic building provides unrivalled views over Dublin City Centre and the River Liffey.

Both of the available floors benefit from an existing fit out to provide bright, efficient floor plates with a mixture of open plan and meeting rooms throughout.

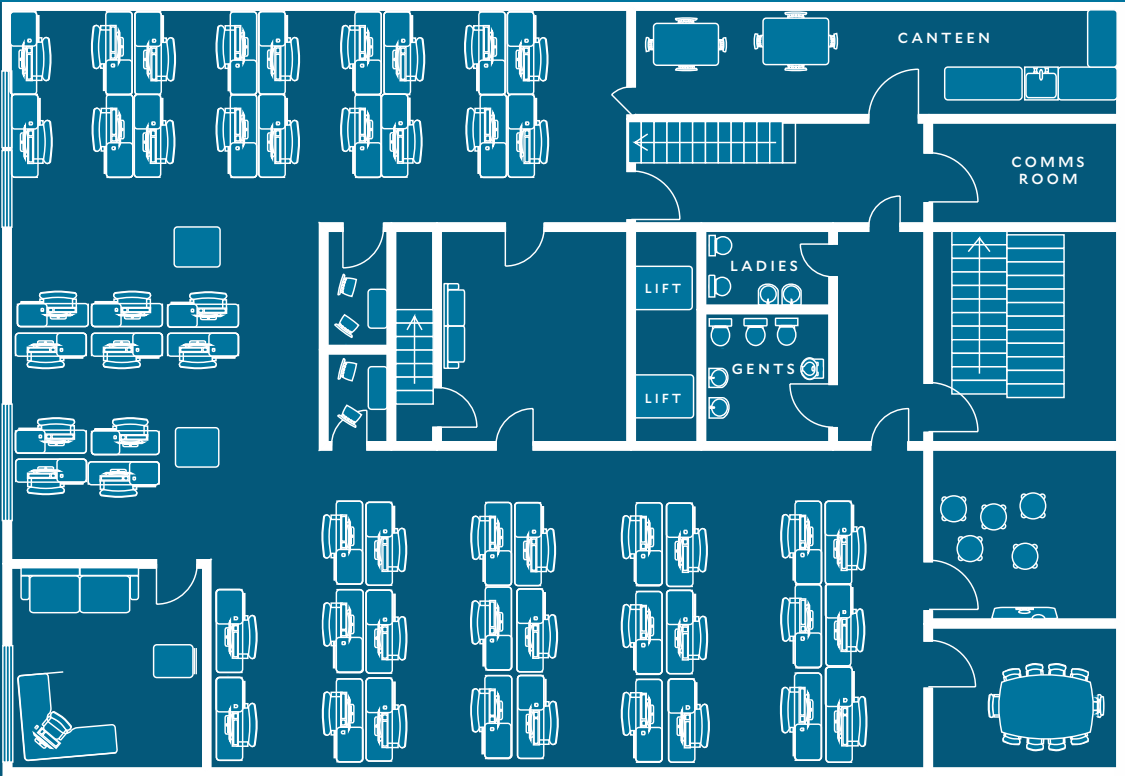
The two floors are connected by an impressive feature internal staircase providing excellent connectivity for occupiers over the 9th and 10th floors. There is a canteen located on the 9th floor as well as a tea station on the 10th floor. The accommodation is available for immediate occupation by way of sublease/assignment until April 2032.

| Floor      | Sq. Ft. | Sq. M. | Car Parking |
|------------|---------|--------|-------------|
| 9th Floor  | 4,276   | 397    | 3           |
| 10th Floor | 4,196   | 389    | 2           |
| Total      | 8,472   | 786    | 5           |

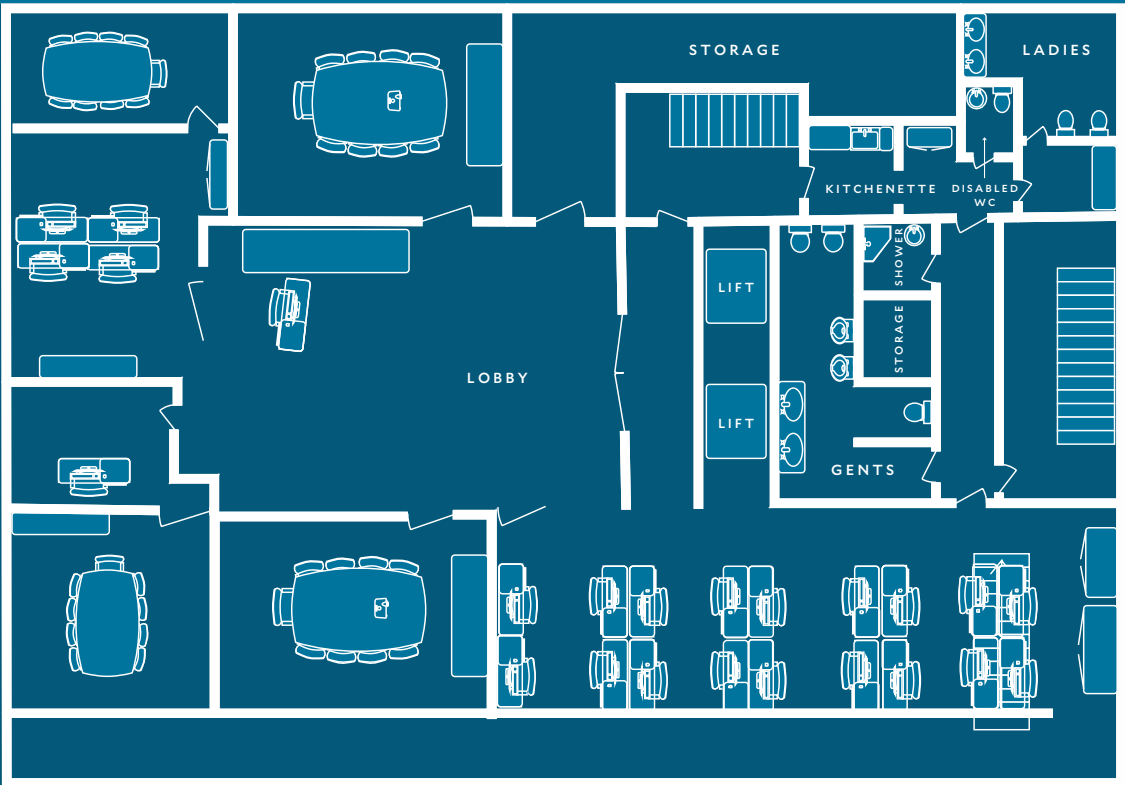


FLOOR PLANS

NINTH FLOOR



TENTH FLOOR



SPECIFICATION



► FULLY FITTED & FURNISHED OFFICES



► RAISED ACCESS FLOORS



► SUSPENDED CEILINGS



► RECESSED LIGHTING



► AIR CONDITIONING



► LADIES & GENTS TOILETS



► SHOWER FACILITY



► 2 HIGH SPEED PASSENGER LIFTS

9TH FLOOR FIT OUT

- 54 work stations
- 3 meeting rooms
- 2 quiet rooms
- Canteen
- Comms Room

10TH FLOOR FIT OUT

- 24 work stations
- Boardroom
- 4 meeting rooms
- Storage room
- Kitchenette
- Reception area

FURTHER INFORMATION

RENT  
On Application

INSPECTION  
Strictly by prior appointment by sole letting agents BNP Paribas Real Estate.

LEASE  
Available by way of Lease Assignment/  
Sub-Lease

BER RATING  
**BER C3**

CONTACT DETAILS



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