

TO LET

Colliers



# EXCHANGE PLACE

PART FIRST, SECOND & THIRD FLOORS  
10/11 EXCHANGE PLACE, IFSC  
DUBLIN 1







## PROPERTY HIGHLIGHTS

- » Fully refurbished floors
- » Extends approximately 467.8 sq. m. (5,036 sq. ft.) in total
- » Recently refurbished and repainted throughout
- » Well located in the heart of the IFSC
- » Nearby public transport links

10/11 Exchange Place comprises a four-storey office building extending approximately **8,200 sq. ft.** with surface car parking to the rear. The building is served by a passenger lift and male & female toilets on each floor.

The building offers fully **refurbished offices** on part of the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors immediately available in **fully fitted condition**.





## LOCATION

10/11 Exchange Place is situated in the heart of the International Financial Services Centre (IFSC) and is within close proximity to George's Dock. The building is well located nearby multiple public transport links, such as the LUAS Red Line at George's Dock, national rail services at Connolly Station and a wide variety of Dublin Bus routes to other parts of the city. Furthermore, the surrounding area benefits from a wide array of amenities such as restaurants, cafés, and convenience stores in and around nearby Mayor Square.

### **LUAS**

The LUAS Red line is easily accessible

### **BIKES**

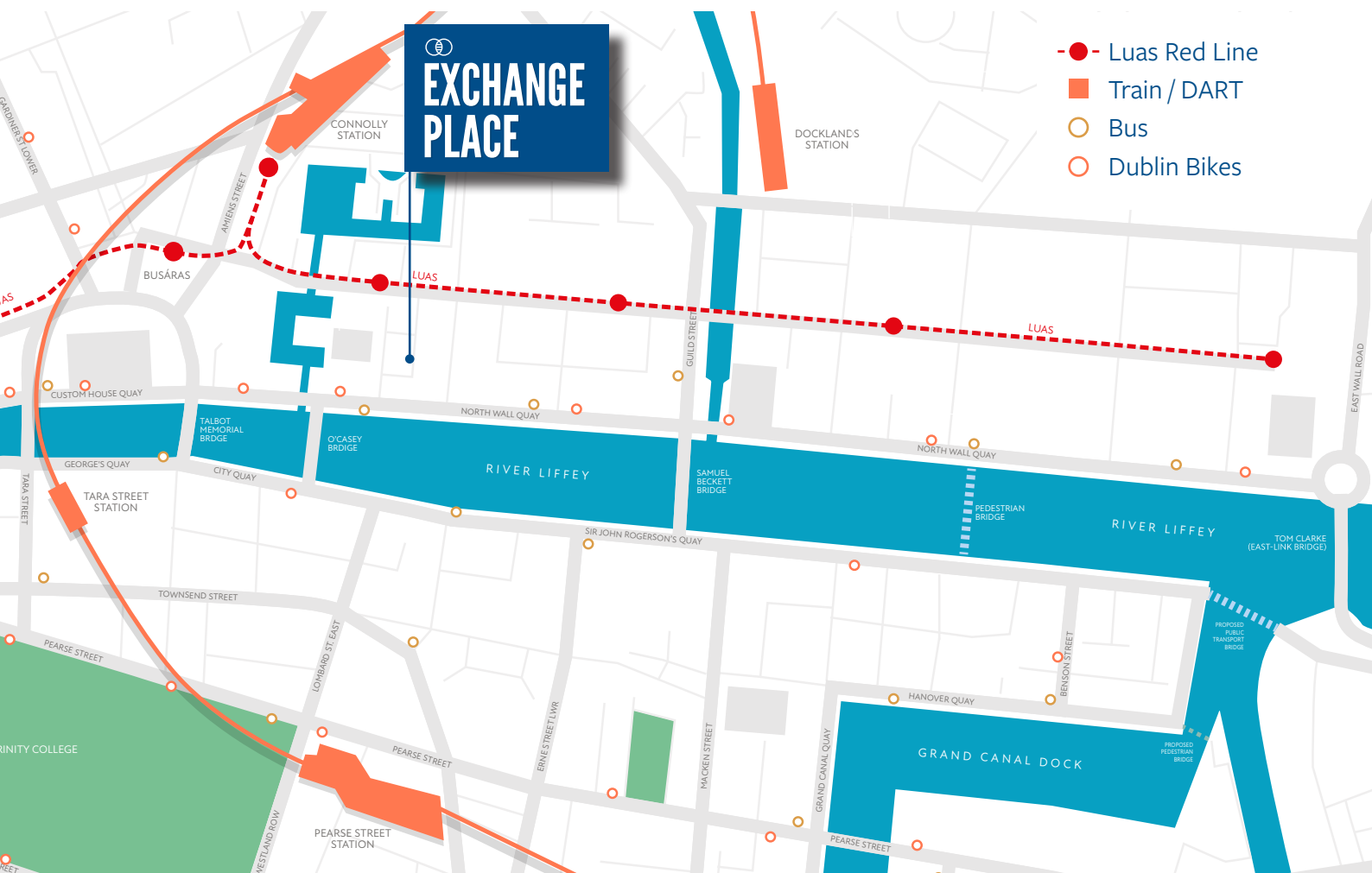
Dublin Bikes are available nearby

### **DART**

The DART is accessible at Connolly Station and Pearse Street

### **BUS**

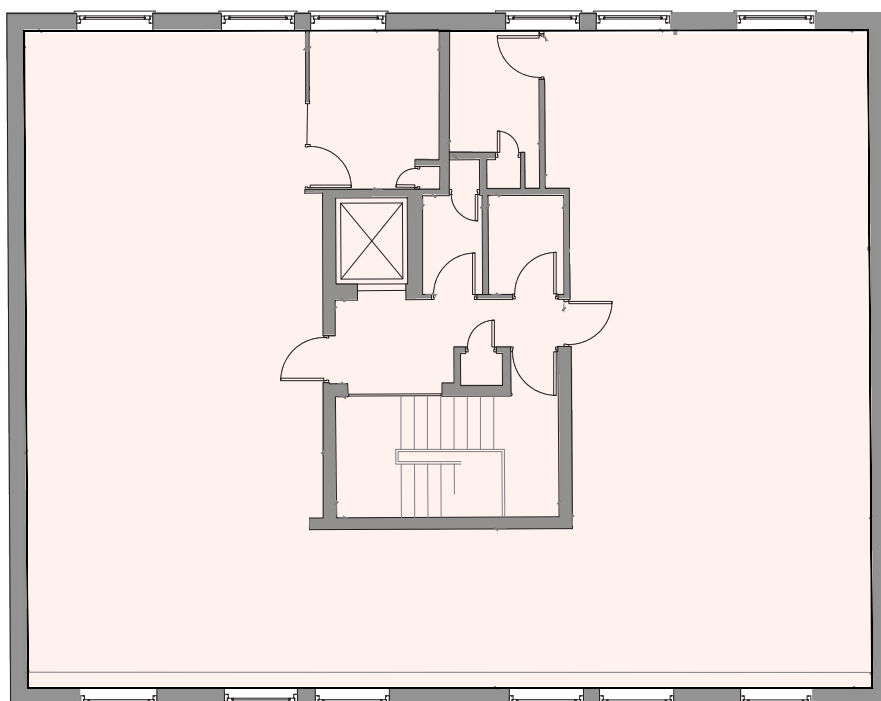
Numerous Dublin bus routes serve the immediate area







## LEVEL 3 FLOORPLAN



## ACCOMMODATION

| Floor            | Size Sq Ft   | Size Sq M    |
|------------------|--------------|--------------|
| PART FIRST FLOOR | 900          | 84           |
| SECOND FLOOR     | 2,068        | 192          |
| THIRD FLOOR      | 2,068        | 192          |
| <b>Total</b>     | <b>5,036</b> | <b>467.8</b> |

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## LEASE

New lease available directly from the Landlord

## BER RATING



## RENT

On application

## CONTACT

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