

2ND FLOOR

**1-2**

**COPE  
STREET**

DUBLIN 2

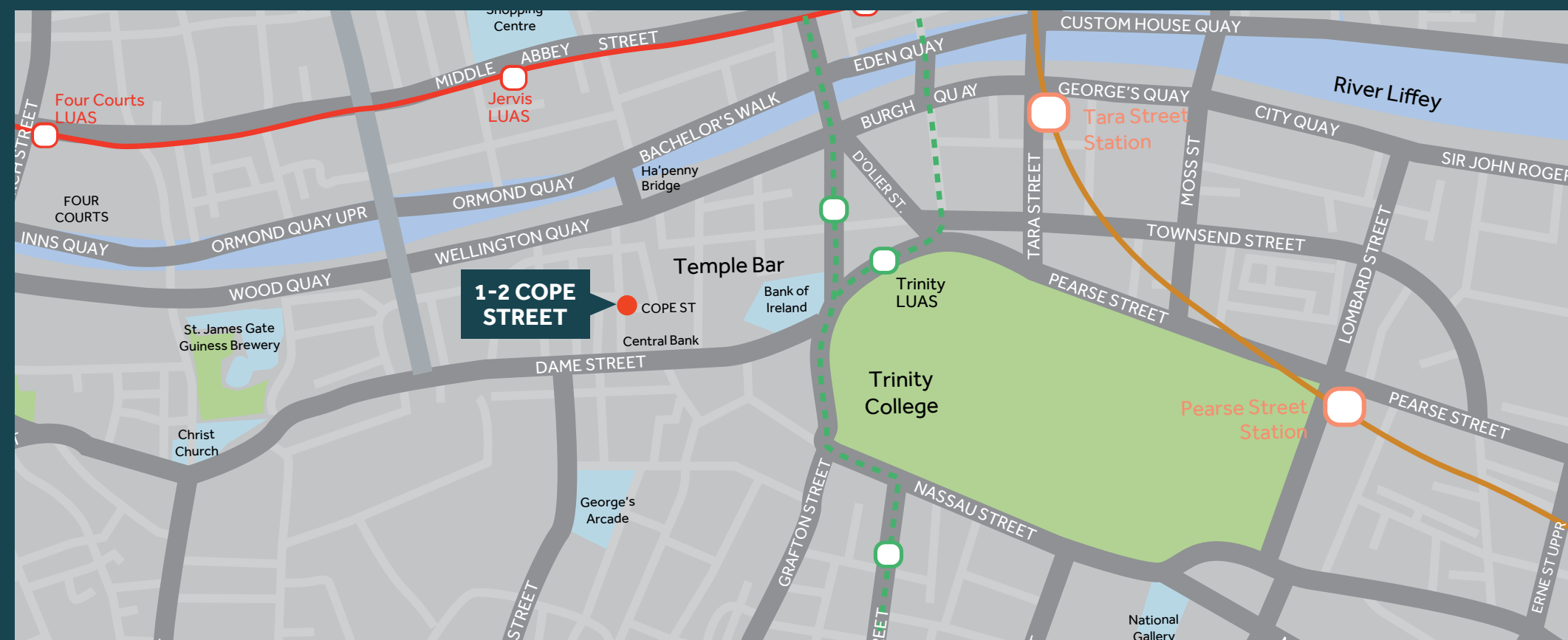
**TO LET**



## LOCATION:

Prominently located at one of Dublin's most iconic town squares, 1-2 Cope Street occupies a high profile position beside the newly refurbished Central Plaza development. This is a quintessential CBD location steeped in commercial history. Highly connected to all commuter transport networks and abounding with places to eat, shop and stay. It is the kind of environment that is likely to make your business more attractive to progressive clients, modern workforces and creative talent.

The area is well served by public transport. Dublin Bus and Dublin bikes are on the doorstep and Luas users can take a Cross City tram to the nearby Trinity station. The property is also an 8-minute walk to Tara DART Station which connects you with metropolitan and intercity trains.





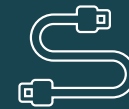
## DESCRIPTION:

1-2 Cope Street is a 3 storey period property with retail on the ground floor and offices on the 1st and 2nd floors. The 2nd floor is divided into 4 generously proportioned rooms which are predominantly open plan in configuration with excellent natural light.

## SPECIFICATION:



SOLID TIMBER  
FLOORING



PERIMETER TRUNKING  
WIRED FOR POWER &  
DATA CABLING



COMMS RACK



EXPOSED CEILINGS  
WITH SUSPENDED  
LIGHTING



AIR CONDITIONING



KITCHENETTE  
FACILITY



LADIES/GENTS  
TOILETS WITH  
SHOWER FACILITY



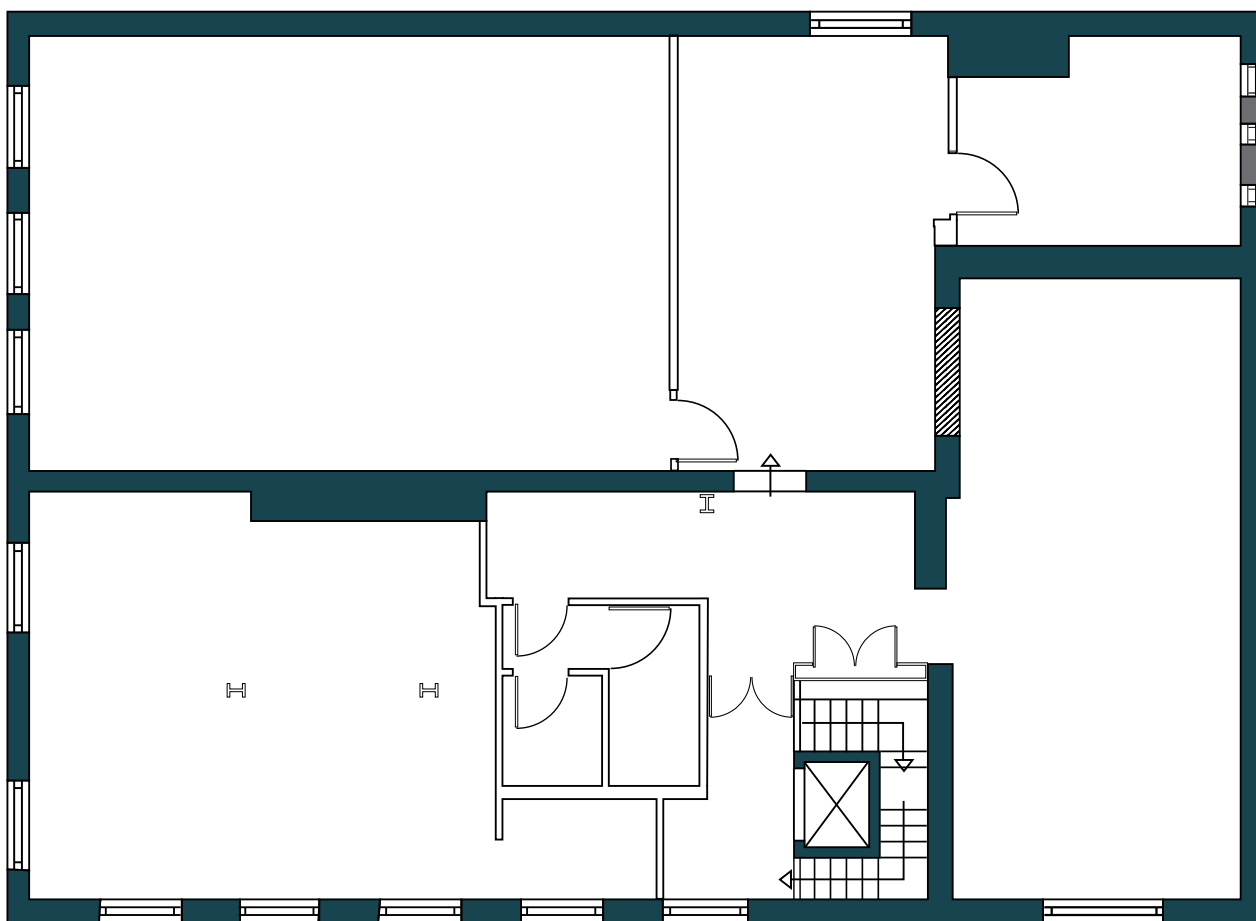
PASSENGER LIFT



SECURITY & FIRE  
ALARM



# FLOORPLANS



## VIEWINGS

All viewings are strictly by private appointment through the sole selling agent.



**BNP PARIBAS  
REAL ESTATE**

## CONTACT

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Design: [www.mmcreative.ie](http://www.mmcreative.ie)