

HIGH PROFILE OFFICE ACCOMMODATION  
T O L E T

FIRST FLOOR

# WATERMARQUE BUILDING

RINGSEND ROAD, DUBLIN 4



**TO LET** MODERN OFFICE SPACE  
1,349 SQ. M. / 14,519 SQ. FT.  
DAN PARIBAS  
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WATERMARQUE BUILDING

Ramp  
RAMP

## LOCATION

The Watermarque Building is located in a high profile position in the heart of Dublin Business District. The property is well served by public transport including the Dart at Grand Canal Dart Station (10 minute walk), the Luas at The Point Luas stop (17 minute walk), Dublin Bus, and immediate access to Dublin Bikes on South Dock Road.

The Watermarque Building is easily accessible by car from all parts of Dublin city with the Port Tunnel providing quick access to the M50 Motorway. The property is in the immediate vicinity to many global occupiers such as Meta, Stripe, Twitter, Perrigo, Accenture and Google HQ. The Watermarque Building is surrounded by an abundance of shops, bars, restaurants, hotels, a theatre and gym facilities.

### On foot

Connolly Station	30min
Pearse Street Station	16min
Luas Red Line (The Point)	17min
Luas Green Line (Trinity)	26min
Dart (Grand Canal)	10min
Dublin Bikes	1min
Dublin Bus	1min

### By car

Port Tunnel	10min
M50 via Port Tunnel	12min
Dublin Airport via Port Tunnel	15min



## DESCRIPTION

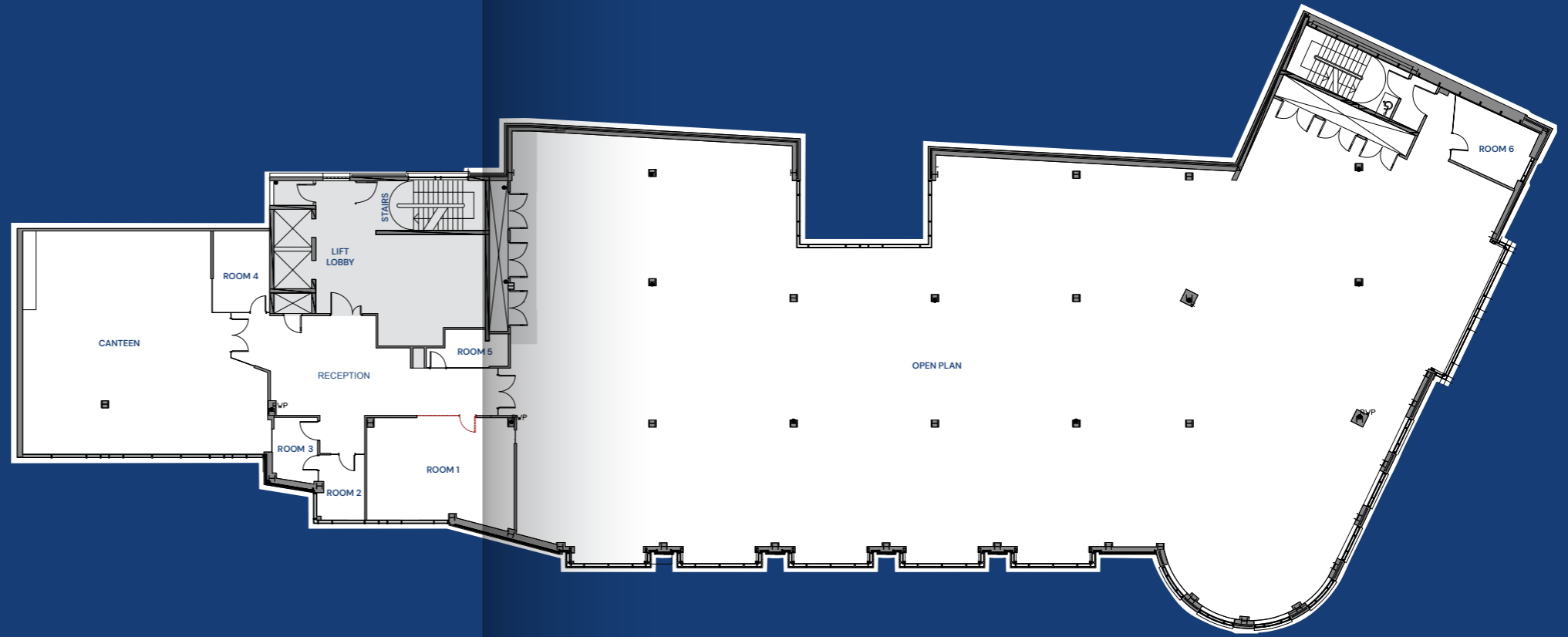
The first floor of The Watermarque Building comprises approximately 14,519 sq. ft. (1,349 sq. m) of office accommodation which is accessed via an impressive reception area on the ground floor and provides occupiers with a flexible, efficient floor plate and excellent natural light. The accommodation benefits from a mix of open plan space, executive offices / meeting rooms and a canteen.

The building has undergone a refurbishment in recent years and is finished with high standard specification. It incorporates end of trip facilities such as bicycle storage and shower & changing facilities.



# FLOOR PLAN

## FIRST FLOOR CURRENT LAYOUT



## FIRST FLOOR WITH PROPOSED TEST-FIT

-  132 DESKS
-  COLLABORATION AREA
-  CANTEEN
-  4 MEETING ROOMS
-  BOARDROOM
-  RECEPTION
-  WELLBEING ROOM
-  COMMS ROOM
-  2 STORES





## CONTACTS & FURTHER INFORMATION

**Quoting Rent**  
On Application

**Lease Terms**  
Available on new flexible lease terms from the Landlord

**2026 Service Charge**  
€128.84 per sq. m. (€11.97 per sq. ft.)

**2026 Rates**  
€60.06 per sq. m. (€5.58 per sq. ft.)



Viewings strictly by appointment through joint letting agents **BNP Paribas Real Estate** and **CBRE**.



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