

GRANTHAM HOUSE

GRANTHAM STREET, DUBLIN 8

THIRD FLOOR OFFICES TO LET

THE LOCATION

Grantham House occupies a high profile location on the corner of Camden Street and Grantham Street in the South City Centre.

The area is rich with high profile office occupiers with immediate neighbours including The IDA, Deloitte, Ernst & Young, Barclays Bank, Aviva, AIB, Nuance Telecommunications, Pimco Global Advisors and Arthur Cox.

Grantham House is extremely well served by public transport links, with the Luas Green line located only a short walk away, many of the city's bus routes run along Camden Street and Dublin bikes are on Hatch Street. The Pearse Street DART station is a 20 minute stroll from the building.



GETTING AROUND


Dublin Bus
Camden Street
1 MIN WALK


Taxi Rank
Camden Street
1 MIN WALK


Dublin Bikes
Hatch Street
2 MIN WALK


Luas Green Line
Harcourt Street
3 MIN WALK


Aircoach
Leeson Street
11 MIN WALK


DART Station
Pearse Street
20 MIN WALK


Luas Red Line
Abbey Street
23 MIN WALK


Port Tunnel
To M50 & Airport
17 MIN DRIVE

LOCAL
AMENITIES

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

A wide array of high class dining facilities are within the immediate vicinity such as Shanahan's On The Green, Peploe's, Sophie's and The Grayson.

Nearby cafes include Starbucks, Mortons, The Odeon and The Art of Coffee. A host of 5 star hotels can be found close by such as The Shelbourne Hotel, The Conrad, The Dean, The Hilton and The Iveagh Garden. The vibrant Camden Street provides a host of pubs including Cassidys, Devitts and The Bleeding Horse.



BUILDING
DESCRIPTION

The property has been fitted out to an exceptionally high standard and includes a passenger lift servicing all upper floors.

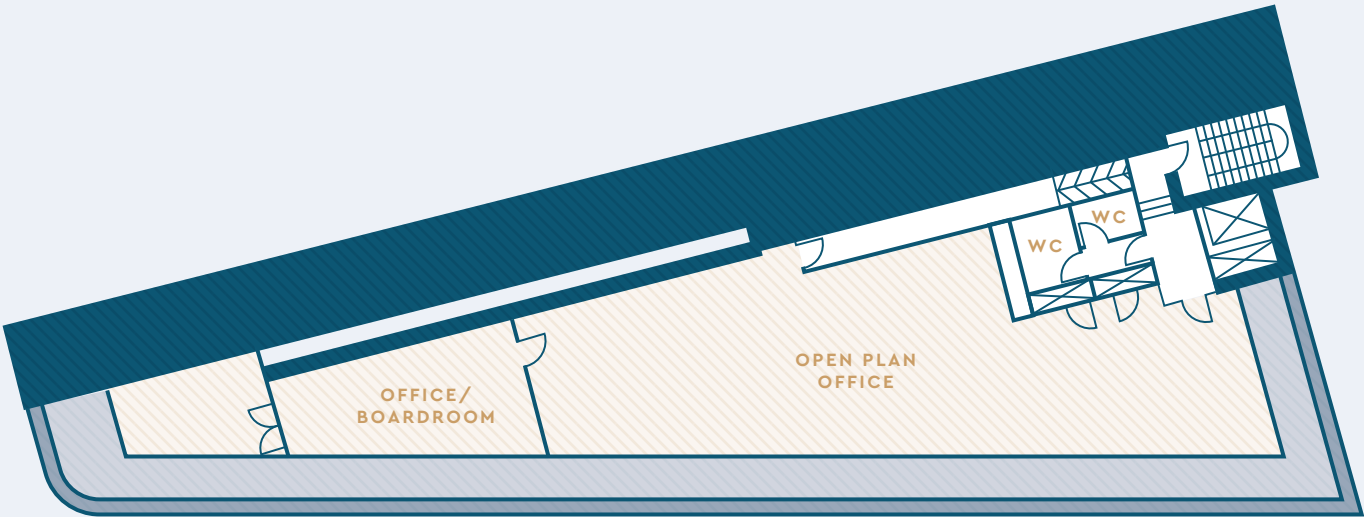
The third floor offers a bright and efficient floor plate providing a mixture of open plan office space and meeting rooms as well as a kitchenette. It also benefits from a balcony overlooking Camden Street.

ACCOMMODATION

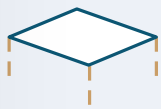
Floor	sq.ft	sq.m
3rd Floor	1,786	166



FLOOR PLAN



SPECIFICATION



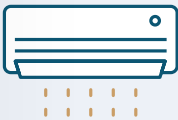
MIXTURE OF RAISED
ACCESS FLOOR AND
SOLID FLOORS



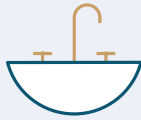
CARPET TILES
THROUGHOUT



METAL SUSPENDED
CEILINGS WITH
RECESSED LIGHTING



AIR CONDITIONING



LADIES AND GENTS
TOILET FACILITIES



COMMS ROOM



FURTHER INFORMATION



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RENT
On Application

INSPECTION
Strictly by prior appointment

LEASE
Available by way of new lease

BER RATING



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