

TO LET FULLY FITTED OFFICES

2

GRAND
CANAL
PLAZA

GRAND CANAL STREET LOWER
DUBLIN 2

In the heart of Grand Canal Dock

2 Grand Canal Plaza offers occupiers
a unique opportunity to locate
their business overlooking Dublin's
famous Grand Canal.



15,327 SQ.FT
PRIME GRADE A ACCOMODATION
SPLIT OVER TWO FLOORS



MIX OF
MEETING ROOMS, EXECUTIVE
OFFICES AND BOARDROOM



DOUBLE-HEIGHT
GLAZED RECEPTION AREA



SEVEN
CAR PARKING SPACES

FULLY FITTED OFFICES

IMPRESSIVE RECEPTION & LOBBY AREAS



**EXCEPTIONAL
VIEWS** OVER DUBLIN'S
GRAND CANAL



**SHOWERS
WITH LOCKERS**
& DRYING ROOM



**BIKE
PARKING**
ON SITE



CANTEEN FACILITY
ACCOMMODATING
UP TO 25 PEOPLE



**FLYEFIT
GYM** 8 MINS
WALK



2 MIN WALK TO
**GRAND CANAL
DART STATION**

DESCRIPTION

2 Grand Canal Plaza was comprehensively refurbished in 2014. The ground and first floors offer occupiers fully fitted office accommodation by way of lease assignment. The floors extend to approximately 1,423 sq m (15,327 sq ft) and are available for occupation from September 2021 onwards.

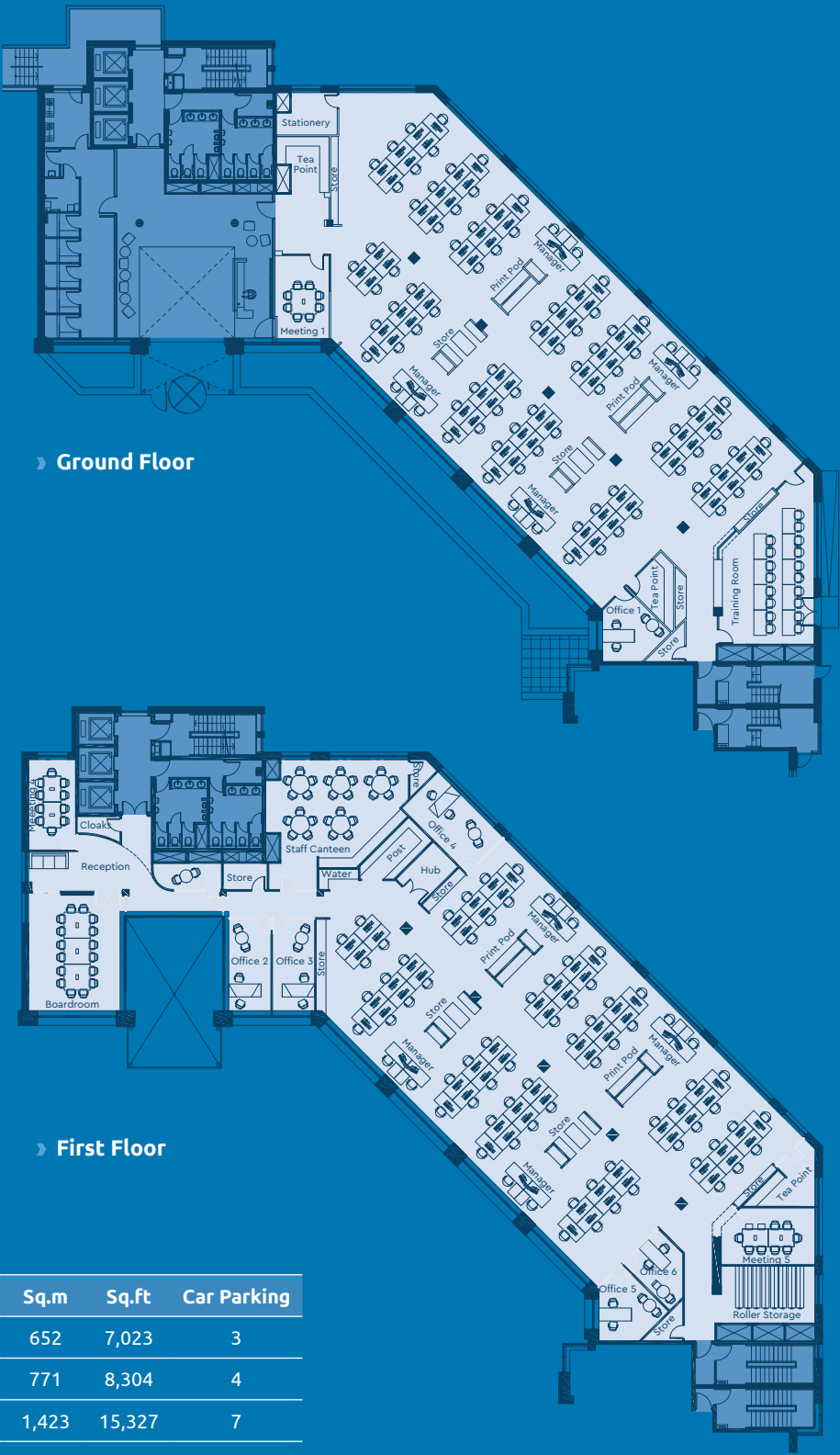


Within the plaza there are a total of 7 on-site car spaces. Both office suites are fully fitted and provide occupiers with an excellent turnkey solution, hence avoiding significant capital expenditure at lease commencement. At first floor level there is an attractive executive suite with a boardroom accommodating up to 16 persons, a mix of meeting rooms and executive offices.

A generous canteen can also accommodate up to 25 people at 1st floor level and is complemented by 3 smaller tea stations across both floors. 2 Grand Canal Plaza is accessed via a contemporary double height reception area at ground floor level and has been finished to the highest corporate standards.



Accommodation



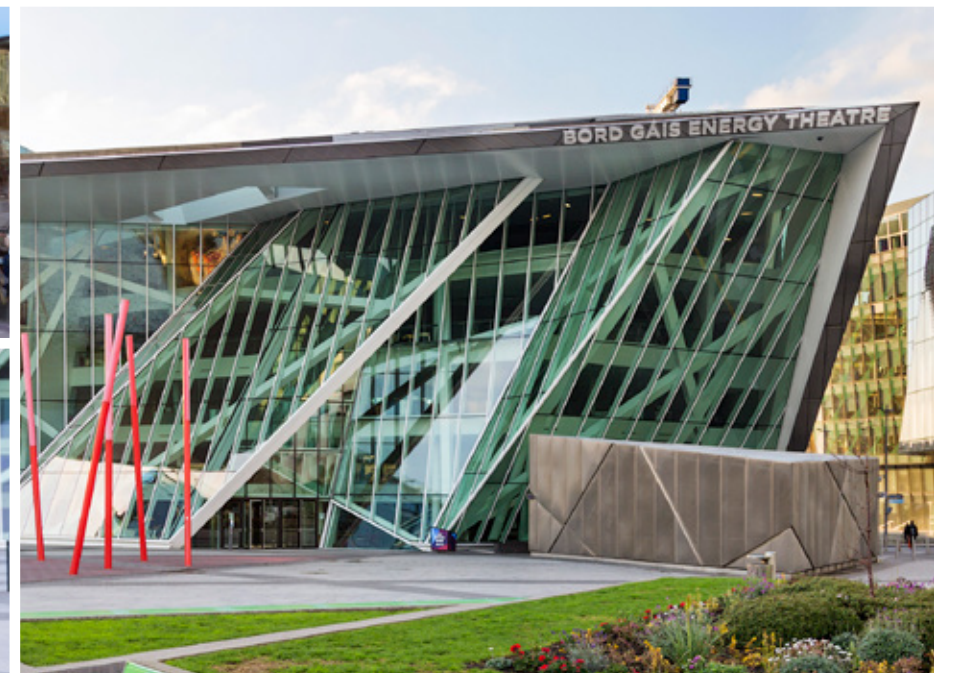
Description	Sq.m	Sq.ft	Car Parking
Ground Floor	652	7,023	3
First Floor	771	8,304	4
» Total	1,423	15,327	7

LOCATION

2 Grand Canal Plaza is located in the heart of Dublin's CBD overlooking the Grand Canal.

The property has excellent transport links at its doorstep including the Dart at Grand Canal Dart Station (less than a 2 minute walk), the Luas at Charlemont Luas stop (10 minute walk), Dublin Bus and immediate access to Dublin Bikes at Clanwilliam Terrace. Grand Canal Plaza 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 Google, Facebook, Stripe, Twitter, Perrigo, Accenture and BT. 2 Grand Canal Plaza is surrounded by an abundance of shops, bars, restaurants, hotels, a theatre and gyms including, Clayton/Marker Hotels, Flyefit Gym, Starbucks, Bord Gais Energy Theatre, Slattery's/Bath pubs and the Chophouse restaurant.



TRANSPORT

Access to Grand Canal Plaza can be garnered through all major forms of transport with DART, LUAS, Dublin Bus and Dublin Bikes all serving the area.

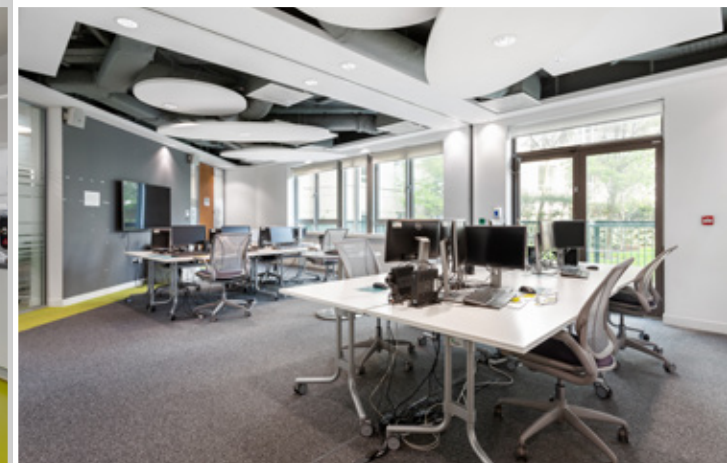
From Grand Canal Plaza

BY CAR		
Port Tunnel	15 mins	
Dublin Airport via Port Tunnel	23 mins	
WALKING TIME		
Dublin Bike	On your doorstep	
Taxi Rank	On your doorstep	
DART Grand Canal Dock Station	On your doorstep	
Pearse Street Station	12 mins	
Airlink	15 mins	
Luas Green Line	15 mins	
Luas Red Line	20 mins	
Connolly Station	25 mins	



OUTLINE SPECIFICATION

- › Raised access floors
- › Floor boxes wired for power & data cabling
- › Suspended ceilings with PIR LED recessed lighting
- › Air conditioning
- › Carpeted throughout
- › 1 boardroom & mix of meeting rooms
- › Spacious canteen facility accommodating up to 25 employees
- › Excellent natural light to open plan offices
- › High speed passenger lifts to all floors
- › 2.75m floor to ceiling height
- › Secure bicycle parking
- › Communal Unisex shower facilities (ground floor)
- › On site car parking
- › Host of fibre optic providers available in immediate area
- › 24/7 monitored security





CONTACTS

Further Information

Available by way of lease assignment from 1st October 2014 until 1st October 2034. Viewings strictly by appointment through sole letting agents BNP Paribas Real Estate.



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