

GRADE A OFFICE SPACE TO LET



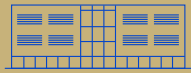
2ND  
& 3RD  
FLOOR

# ONE KILMAINHAM SQUARE

INCHICORE ROAD, DUBLIN 8



# OFFICE HIGHLIGHTS



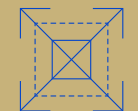
Floors 2 & 3 of an impressive five-storey Grade A office building with a full height glazed atrium and manned reception



Close to Heuston Station and Luas red line and within approx. 3 km of the city centre



Located opposite to Kilmainham Gaol and adjacent to the Hilton Dublin Hotel



2,571 sq. m. / 27,672 sq. ft. total office space (NIA) with secure underground car parking accessed via Inchicore Road





# LOCATION

One Kilmainham Square is located in the heart of Dublin 8, adjacent to Kilmainham Gaol and the four star Hilton hotel. The property is located approximately 3 km from O’Connell Street, with excellent connectivity by rail, Luas and bus to the city centre and surrounding suburbs.

One Kilmainham Square is located approximately 0.7km from the new National Children’s Hospital which is currently under construction and due to complete shortly. The property is adjacent to the Royal Hospital and the Irish Museum of Modern Art. Other neighbouring amenities include the Phoenix Park, St James Hospital and the Guinness Storehouse.

Neighbouring occupiers include Eir, Vistatec, AOL and HSE. Adjoining tenants within the building include high profile occupiers such as HSE, Heineken, Klas Telecom, Social Talent.

# TRANSPORT

One Kilmainham Square benefits from excellent public transport links with the Luas, Heuston Station, Dublin bikes and numerous bus routes close by.

## On Foot



|                 |            |
|-----------------|------------|
| Dublin Bikes    | 2 minutes  |
| Dublin Bus      | 5 minutes  |
| Luas Red Line   | 10 minutes |
| Heuston Station | 15 minutes |

## By Car



|                  |            |
|------------------|------------|
| M50 Motorway     | 15 minutes |
| Connolly Station | 18 minutes |
| Dublin Airport   | 26 minutes |





# DESCRIPTION

Grade A office building with an attractive external glazed elevation incorporating a striking “floating” stone cladding system.

The entrance to the office building is by way of an impressive light filled, full-height, glazed atrium with a manned reception.

The 2nd & 3rd floors provide flexible, bright and efficient open plan office accommodation that has been refurbished to a high standard. Both floors consist of a mix of open plan office space, executive offices, meeting/board rooms and kitchenette facilities. Car parking, which is located at basement level, is accessed via Inchicore Road.

|           |                             |
|-----------|-----------------------------|
| 2ND FLOOR | 1,277.6 SQ.M / 13,750 SQ.FT |
| 3RD FLOOR | 1,293.1 SQ.M / 13,918 SQ.FT |
| TOTAL     | 2,571 SQ.M / 27,672 SQ.FT   |

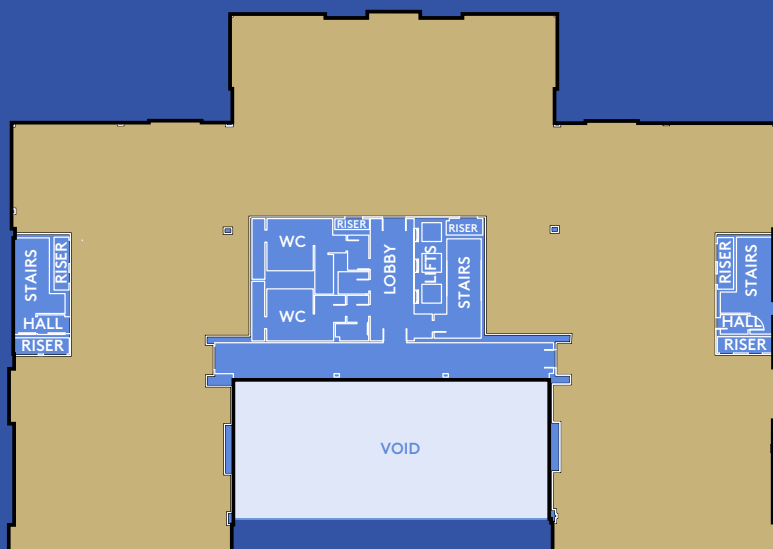


## Specification

- Feature glazed atrium with manned reception
- Generous common areas
- Raised access floors with floor boxes wired for power
- Carpet tiles throughout
- Mix of suspended and exposed ceilings
- Mix of recessed and suspended lighting
- Air conditioning
- 3 x 10 person passenger lifts
- Ladies and gents toilet facilities

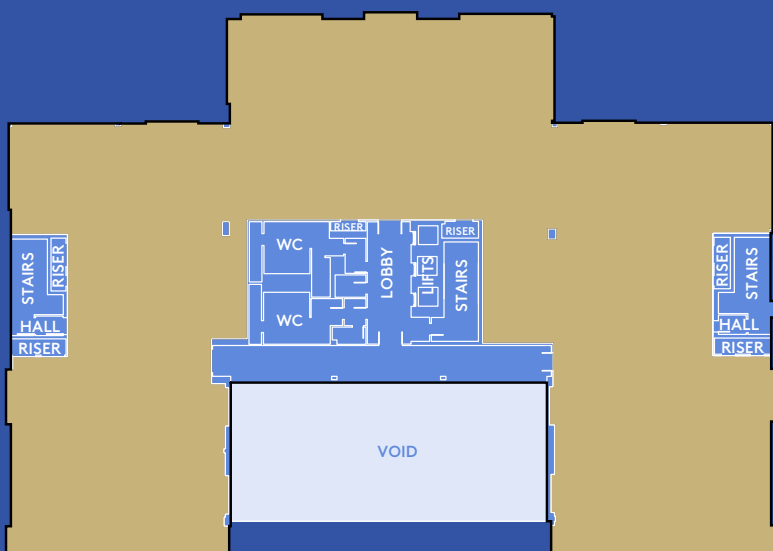


# Floor Plans



## 2nd Floor

1,277.6 sq.m / 13,750 sq.ft



## 3rd Floor

1,293.1 sq.m / 13,918 sq.ft

## Further Information

### Rent

On application



**BNP PARIBAS  
REAL ESTATE**

### Inspection

Strictly by appointment

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