

TO LET

# 140 THOMAS STREET

DUBLIN 8



# Location

140 Thomas Street is located on the northern side of Thomas Street in the heart of what is known as Dublin's digital, technology and media hub. Thomas Street is one of the main thoroughfares in the part of Dublin 8 known as 'The Liberties'.

Thomas Street is a prime location for businesses seeking a thriving and convenient office environment. The property is situated in the heart of one of Dublin City Centre's most commercially vibrant and progressive areas, where the modern and professional offices provide a paramount setting for a variety of companies. The property's prime central location positions it in close proximity to an extensive range of amenities, including: The Four Courts, The Digital Hub, Guinness Storehouse, Vicar Street, Temple Bar, The Dublin City Council Planning Offices & the landmark Christchurch Cathedral.

The building is strategically positioned on Thomas Street to offer seamless connectivity to major transportation links and prominent business districts. 140 Thomas Street is a short 10 minute walk from the Smithfield Red LUAS Line, 1.5 km from Heuston Station, and is easily accessible by numerous bus routes.



**LUAS**  
10 minute walk



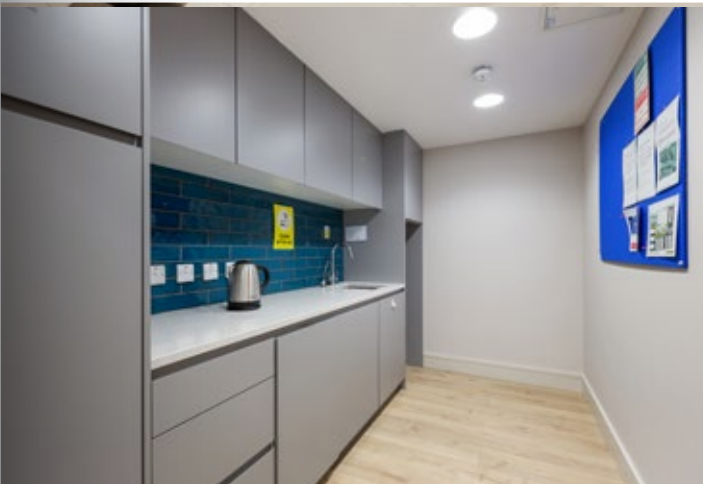
**HEUSTON STATION**  
1.5 km



# Description

The Property comprises a self-contained mid-terrace 5 storey over basement office building extending to an overall net internal area of 1,309 sq. m (14,091 sq. ft) and benefits from 7 secure basement car parking spaces, accessible via Marshal Lane to the rear.

The floors provide flexible, bright and efficient open plan office accommodation that has been refurbished to a high standard. Each floor consists of a mix of open plan office space, executive offices, and kitchenette facilities. The top floor benefits from a private balcony. Each floor has Ladies and Gents toilet facilities.



## Schedule of Accommodation

|              |                           |
|--------------|---------------------------|
| Ground Floor | 251 SQ.M / 2,702 SQ.FT    |
| First Floor  | 285 SQ.M / 3,068 SQ.FT    |
| Second Floor | 285 SQ.M / 3,068 SQ.FT    |
| Third Floor  | 280 SQ.M / 3,014 SQ.FT    |
| Fourth Floor | 208 SQ.M / 2,239 SQ.FT    |
| TOTAL        | 1,309 SQ.M / 14,091 SQ.FT |

# Typical Floor Plans

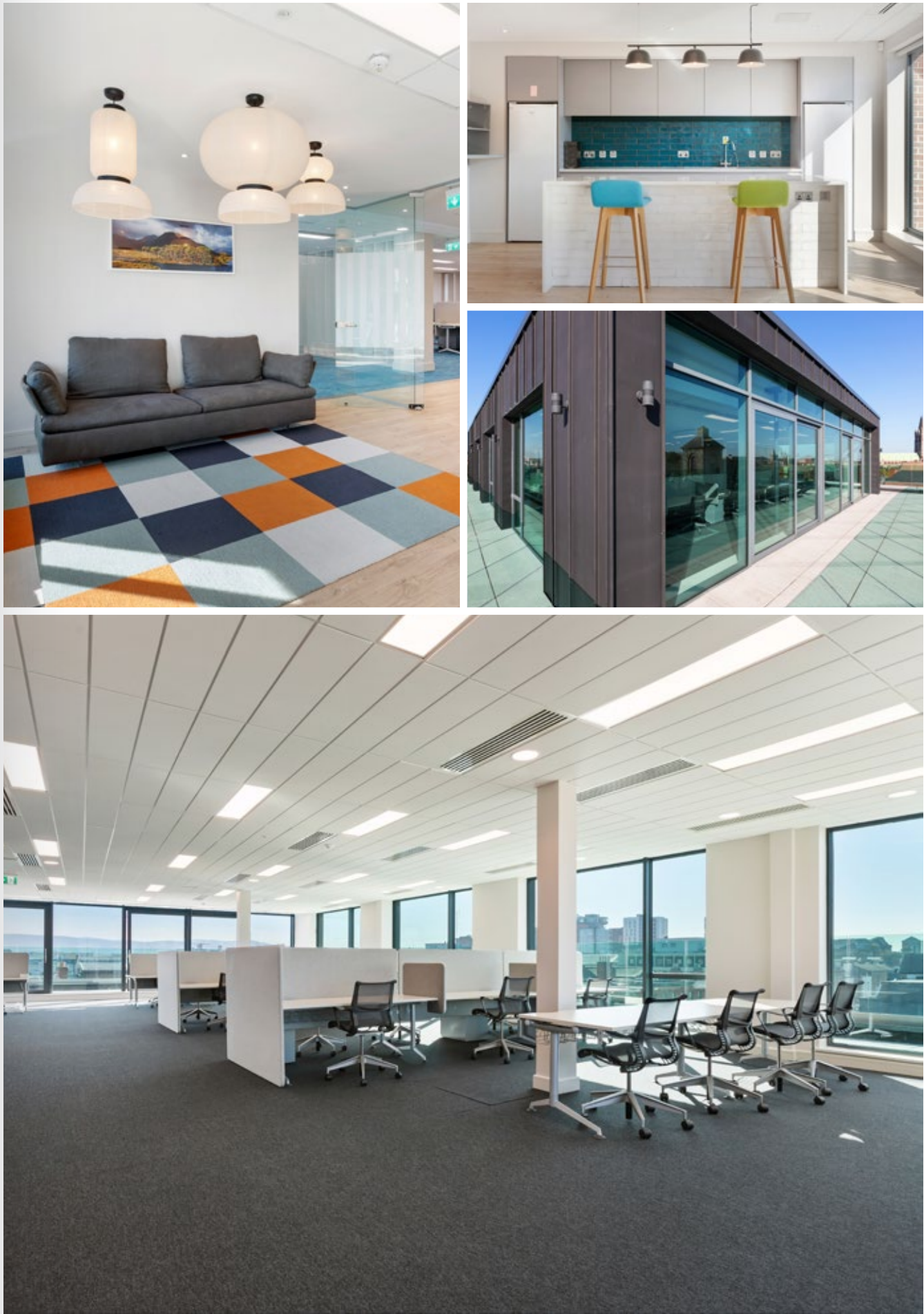


**Second Floor**  
285 SQ.M  
3,068 SQ.FT



**Fourth Floor**  
208 SQ.M  
2,239 SQ.FT

Floorplans are for illustrative purposes only.





## Further Information

### Lease

Available on new lease terms

### Service Charge

To be confirmed

### Rates

The 2025 Local Authority Rates equate to €3.41 per sq. ft.

### BER



## BNP PARIBAS REAL ESTATE

57 Adelaide Road  
Dublin 2  
D02 Y3C6

+353 (0)1 661 1233  
[realestate.bnpparibas.ie](https://realestate.bnpparibas.ie)

PSRA No: 002702

### Keith O'Neill

[keith.oneill@bnpparibas.com](mailto:keith.oneill@bnpparibas.com)  
+353 (0)86 857 9696

### John Cannon

[john.cannon@bnpparibas.com](mailto:john.cannon@bnpparibas.com)  
+353 (0)87 396 6725

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