

TO LET



LEVEL 5
CUSTOM HOUSE PLAZA

3

D01 VY76



PROPERTY HIGHLIGHTS



4,439 sq.ft
(412 sq.m.)



Flexible lease
terms



Secure
parking



Shower
facilities



Building
reception



Excellent
connectivity



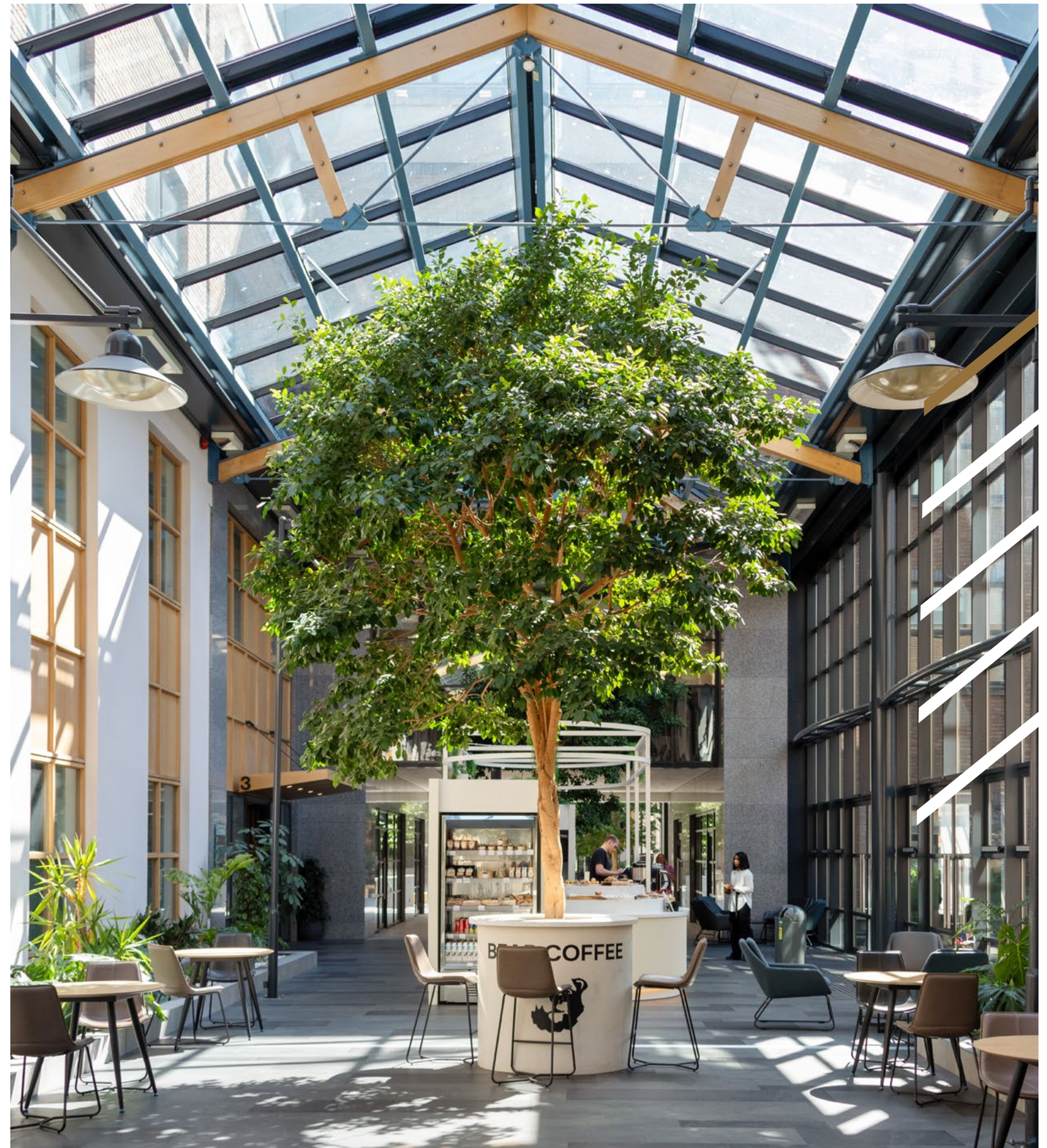
Fully fitted
Plug & Play

DESCRIPTION

Custom House Plaza is a modern development extending to approximately 16,320 sq.m (174,700 sq.ft) and contains six interconnecting office buildings designed around a central linear glass atrium.

The buildings were constructed between 1997 and 1999. 3 Custom House Plaza is a 5 storey over basement office building that extends to approximately 2,413 sq.m (25,976 sq.ft). The available accommodation extends to approx. 4,439 sq.ft. (412 sq.m) NIA and is located on level 5, Plaza 3. New kitchen, male & female toilets and showers provided for the exclusive use of the tenant. Car parking is provided via underground car park which is accessed off Sherriff Street with each Plaza building having direct access via staircase and lifts from the car park to the various floors.

Pedestrian access to the entire of CHP is through a single entrance at Harbourmaster Place and thereafter the individual buildings are accessed off the internal atrium.



SPECIFICATIONS

- All new CAT B.
- Fully fitted plug & play office suite
- BER B1.
- Feature pendant lighting in entrance lobby.
- Fully fitted canteen with integrated Bosch dishwasher & microwave and Quooker tap.
- Feature island with Corian solid surface and pendant lighting
- Private toilet and shower facilities with marble tiling and with feature light up oval mirrors.
- Dyson Airblade dryers.
- Area for hair dryer and clothes hanging.
- Standalone 2 pipe refrigerant system with centralised controller.
- 1500×300 LED recessed panel lighting with 4000k lux.
- Rocfon 1500×300 suspended ceiling tiles.
- Carpet tile with backing made from recycled plastic bottles and yarn pile made from recovered fishing nets.
- Spectacular views and 360 degrees of natural light.



EXCEPTIONAL TRANSPORT LINKS



LUAS - BUSÁRAS STOP

- 1 Minute Walk
- Connects to Luas Green Line and Heuston Station



CONNOLLY STATION

- 1 Minute Walk
- Access to Main Rail Transport Network for Dublin & Surrounding regions



DUBLIN BIKES

- 2 Minute Walk



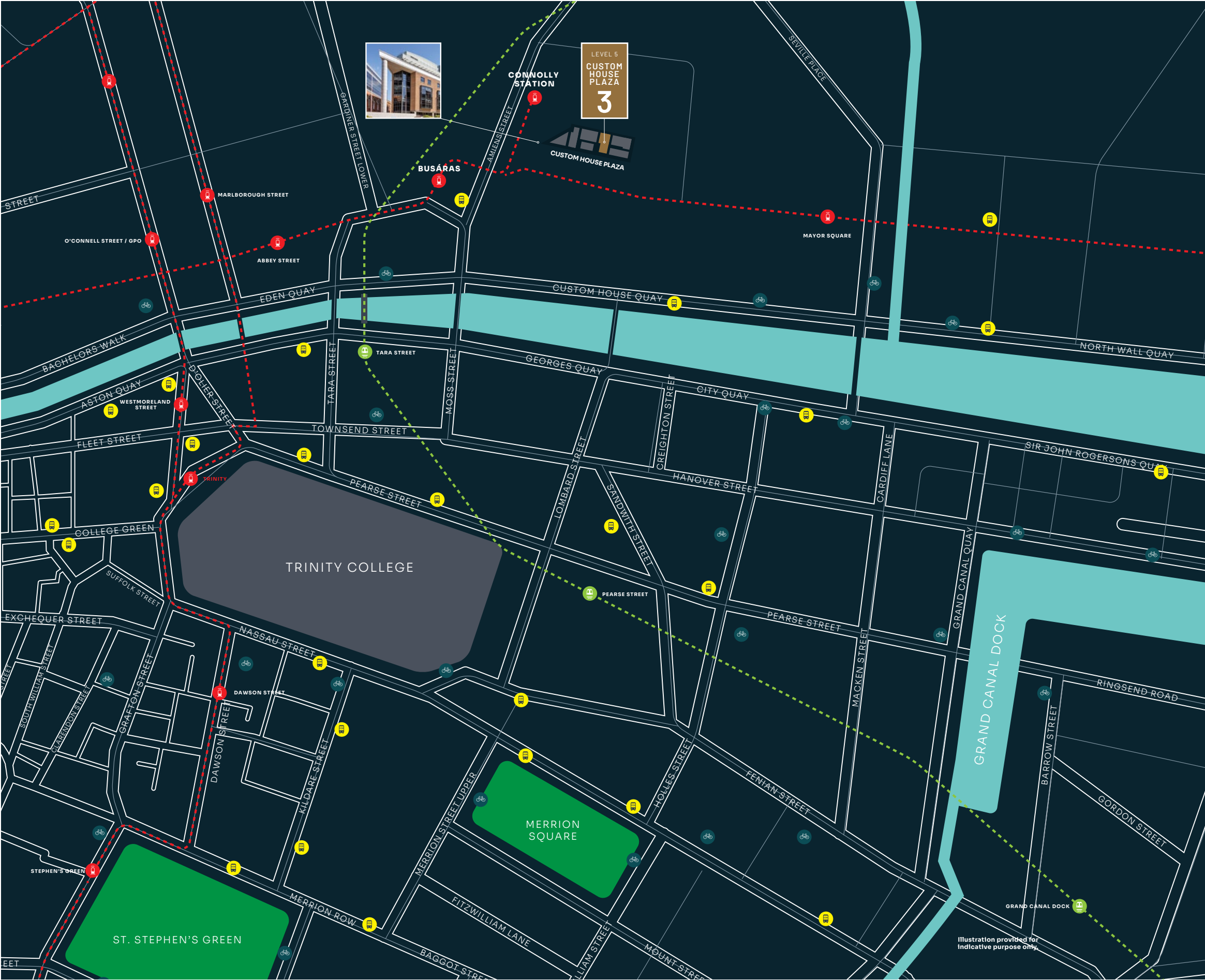
BUSÁRAS DEPOT

- 1 Minute Walk
- Central Bus Station Servicing Intercity and Regional Services



DUBLIN AIRPORT

- 20 Minute drive via M50 by car





STATE STREET

AVIVA STADIUM

POINT SQUARE

THE EXO BUILDING

CAPITAL DOCK

GRAND CANAL DOCK

GOOGLE

PREMIER INN

GIBSON HOTEL

CENTRAL BANK OF IRELAND

SALESFORCE

PWC

JP MORGAN

MATHESON

MCCANN FITZGERALD

CONVENTION CENTRE

SAMUAL BECKETT BRIDGE

SHIPING OFFICE

HUBSPOT

SPENCER HOTEL

LEVEL 5
CUSTOM
HOUSE
PLAZA
3

CITI

WORK DAY

FOOD SAFETY AUTHORITY

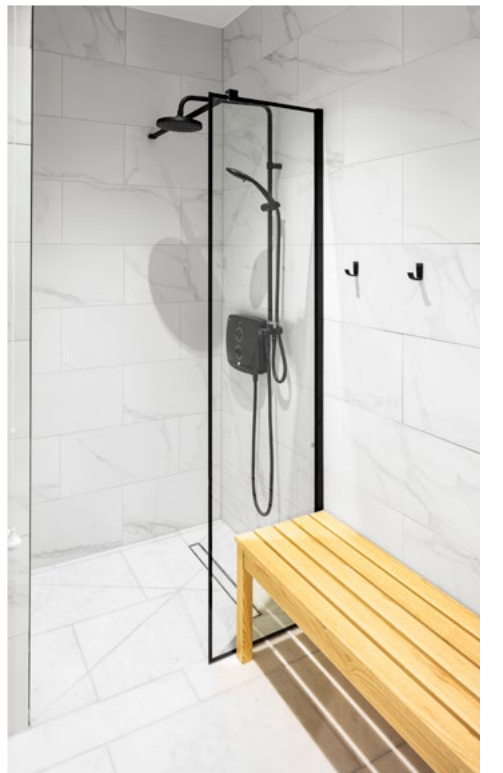
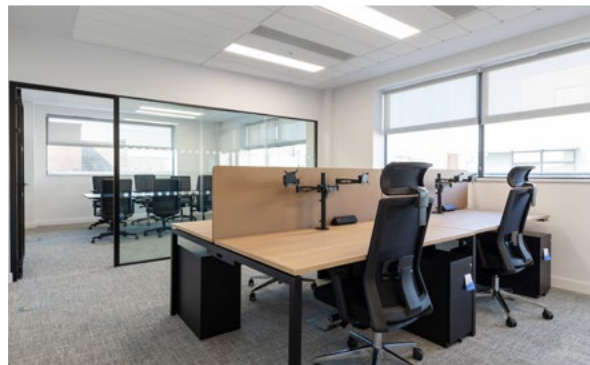
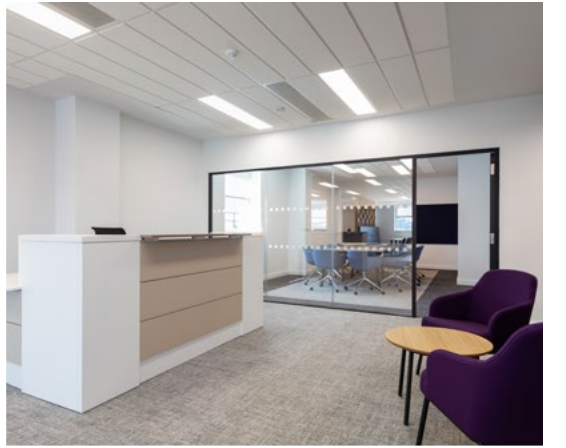
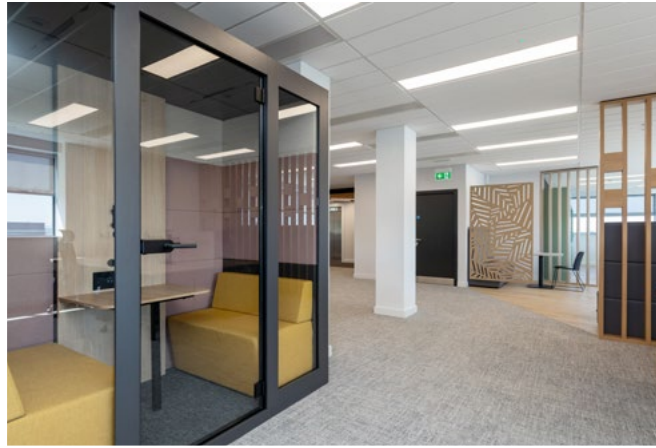
CHO

IFSC HOUSE

SIG

CONNOLLY TRAIN STATION

CUSTOM
HOUSE
PLAZA





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CUSTOM HOUSE PLAZA

3

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