

TO LET
FULLY FITTED OFFICES

PART FIRST FLOOR

33
&
34

SIR JOHN ROGERSON'S QUAY
GRAND CANAL DOCK
DUBLIN 2



703 SQ. M. (7,565 SQ.FT.)
GRADE A OFFICE
ACCOMMODATION



EXCEPTIONAL VIEWS
OVER THE RIVER LIFFEY



IMPRESSIVE FEATURE
RECEPTION

FULLY FITTED TO A HIGH SPECIFICATION



KITCHENETTE
FACILITY



HIGH END EXECUTIVE
OFFICES, BOARDROOMS
AND MEETING ROOMS



AMPLE BICYCLE
PARKING



ON-SITE
SHOWER FACILITIES

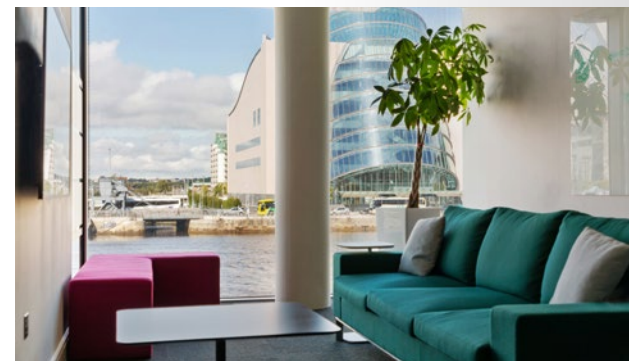
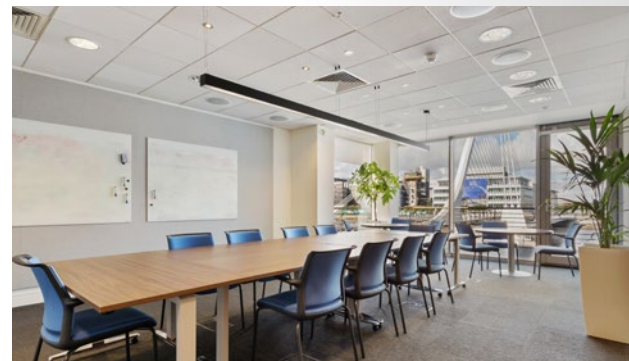


SECURE BASEMENT
CAR PARKING

A striking landmark building
in an unrivaled, high-profile
location on the southern side
of the River Liffey

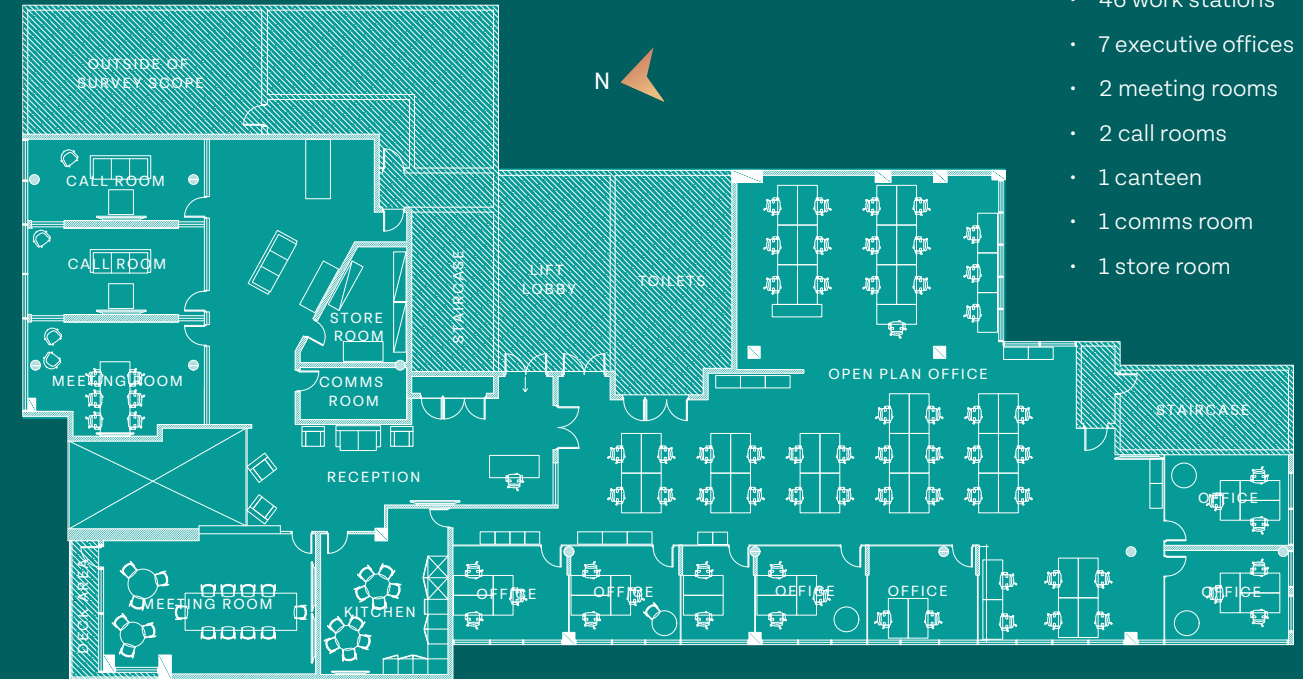


33/34 Sir John Rogerson's Quay is a modern 5-storey over basement office building. The Part 1st Floor extends to 711 sq. m. (7,565 sq. ft.) of fully fitted Grade A accommodation. The floor plate is highly efficient and benefits from good natural light. The building is accessed via an impressive double height reception area at ground level, with underground car parking on-site. The open plan area is complimented by an impressive executive suite incorporating meeting rooms, executive offices and a dedicated kitchenette.



Legend

- 46 work stations
- 7 executive offices
- 2 meeting rooms
- 2 call rooms
- 1 canteen
- 1 comms room
- 1 store room



Part 1st floor



711 sq. m. (7,565 sq. ft.)
NIA (net internal area)

Up to 3 car parking
spaces available

For illustration purposes only

SPECIFICATIONS

- Raised access floors
- Floor boxes wired for power and CAT 6 data cabling
- Carpeted throughout
- Suspended ceilings with recessed LED lighting
- Air conditioning
- 2 x high-speed passenger lifts
- Dedicated kitchenette facility
- Comms room
- Shower facilities
- Fire & security alarm
- On-site bicycle parking



Located in a prime waterfront position in Dublin's Business District.



33/34 Sir John Rogerson's Quay is strategically positioned in a prime waterfront location in the heart of Dublin's Business District overlooking the Samuel Beckett Bridge. The complete regeneration of Sir John Rogerson's Quay over the past decade has resulted in the area becoming a highly desirable location for multinational occupiers.

33/34 Sir John Rogerson's Quay is within the vicinity of a wide

variation of Tech, Finance and Legal corporations of the World, including State Street, Grant Thornton, Google, Meta, Accenture, JP Morgan, HubSpot, Citibank, PwC, Central Bank of Ireland & the Convention Centre Dublin.

The building is within walking distance of an abundance of amenities such as chic cafés, restaurants, gym facilities and hotels. The location is also home

to major event venues, such as the 3 Arena and the Bord Gáis Energy Theatre making this a fantastic location for Employees and Clients alike.

The office is well served by public transport with LUAS, DART services and Dublin Bikes all in close proximity.

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from
33/34
SIR JOHN ROGERSON'S QUAY

BY CAR

- Port Tunnel 12 mins
- Dublin Airport via Port Tunnel 20 mins

WALKING TIME

- Connolly Station 15 mins
- Pearse Street Station 10 mins
- Luas Green Line 18 mins
- Luas Red Line 5 mins
- Dublin Bike 2 mins
- Dublin Bus 2 mins



FURTHER INFORMATION

Viewing strictly by appointment only through sole letting agents BNP Paribas Real Estate.

LEASE

Available by way of flexible sub-lease until September 2029.

SERVICE CHARGE

The 2026 service charge liability equates to €63.00 per sq. m. per annum (€5.85 per sq. ft.).

RATES

The 2026 Local Authority Rates equate to €58.49 per sq. m. per annum (€5.43 per sq. ft.).

BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending lessees and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.



**BNP PARIBAS
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