

THE REFLECTOR

1ST & 2ND FLOOR, HANOVER QUAY, DUBLIN 2





Key Features



**Located in the centre of
Dublin's Docklands**



**Minutes' walk from all major
public transport links**

Luas (17 mins), Dublin Bus (7 mins),
Dart (16 mins)



Plug & play office space

including open plan space, meeting
rooms and canteen facilities



31,702 sq. ft.

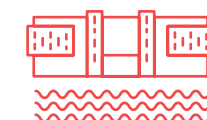
1st Floor - 13,857 sq. ft.
2nd Floor - 17,845 sq. ft.



**Multiple restaurants, cafes and
bars in the immediate locality**



**BER A3 & LEED V4 Gold
Standard**



**Uninterrupted
waterfront views**



Property Description

The Reflector is a modern, six-storey over basement office building with full-height glazing overlooking Hanover Quay. The available space across the first and second floors extends to 31,702 sq. ft.

The floor plates are bright and efficient and presented in turnkey condition, with the benefit of high-quality modern furnishings including desks, chairs, meeting room furniture and kitchen facilities. There are numerous meeting rooms, which offer occupiers a variety of sizes and designs.



The front of the building has a distinctive, memorable profile of bronze mesh panels and stone slabs which complement the glazed façade and reflect the sunshine across the water. The building was constructed in 2018 and as such, provides tenants with the latest in high-quality amenities including ample shower facilities as well as a secure basement car park and numerous bicycle spaces.

Held on a 20-year lease from 1st January 2019 with a break in 2030, the demise is available by way of a flexible sublease or assignment.



Fully fitted office space



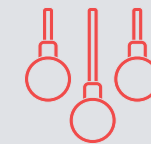
Raised access floors



Exposed ceilings



Open-plan kitchens



LED lighting



Air conditioning



The layout includes a large boardroom, meeting rooms, phone booths and canteen



Destination-controlled lifts and secure access system



Modern ground floor reception area

Location

Grand Canal Dock is an established national and international business centre in one of the most accessible parts of Dublin City Centre.

Within the docks, The Reflector is arguably the most iconic building, with uninterrupted water frontage spanning almost 75 meters on Hanover Quay. The local area is home to numerous international occupiers including JP Morgan, State Street, Indeed, Rabobank, Zurich, Trinseo, Airbnb, Docusign and Accenture.

Dublin Bus, the DART and Luas light rail system all provide reliable access links to this central location with stations within easy reach. The area has excellent road infrastructure with the Samuel Beckett Bridge providing speedy access to the North Docks, IFSC and Dublin Airport. A new bridge is also planned connecting Grand Canal Dock with Ringsend.

With five dedicated Dublin bike stations located within the Grand Canal Dock and ample bicycle storage within the building, it serves both the casual and the most perennial of cyclist commuters.



Amenities

Restaurants / Bars

1. BrewDog
2. Mackenzie's
3. Charlotte Quay
4. Osteria Lucio
5. Pause Café
6. Staple Food
7. The Brasserie

Amenities

8. Aviva Stadium
9. The National Convention Centre
10. The Bord Gáis Energy Theatre

Transport

11. Grand Canal Dock Station
DART
12. Pearse St. Station
DART
13. Docklands
Luas
14. The Point
Luas

Areas

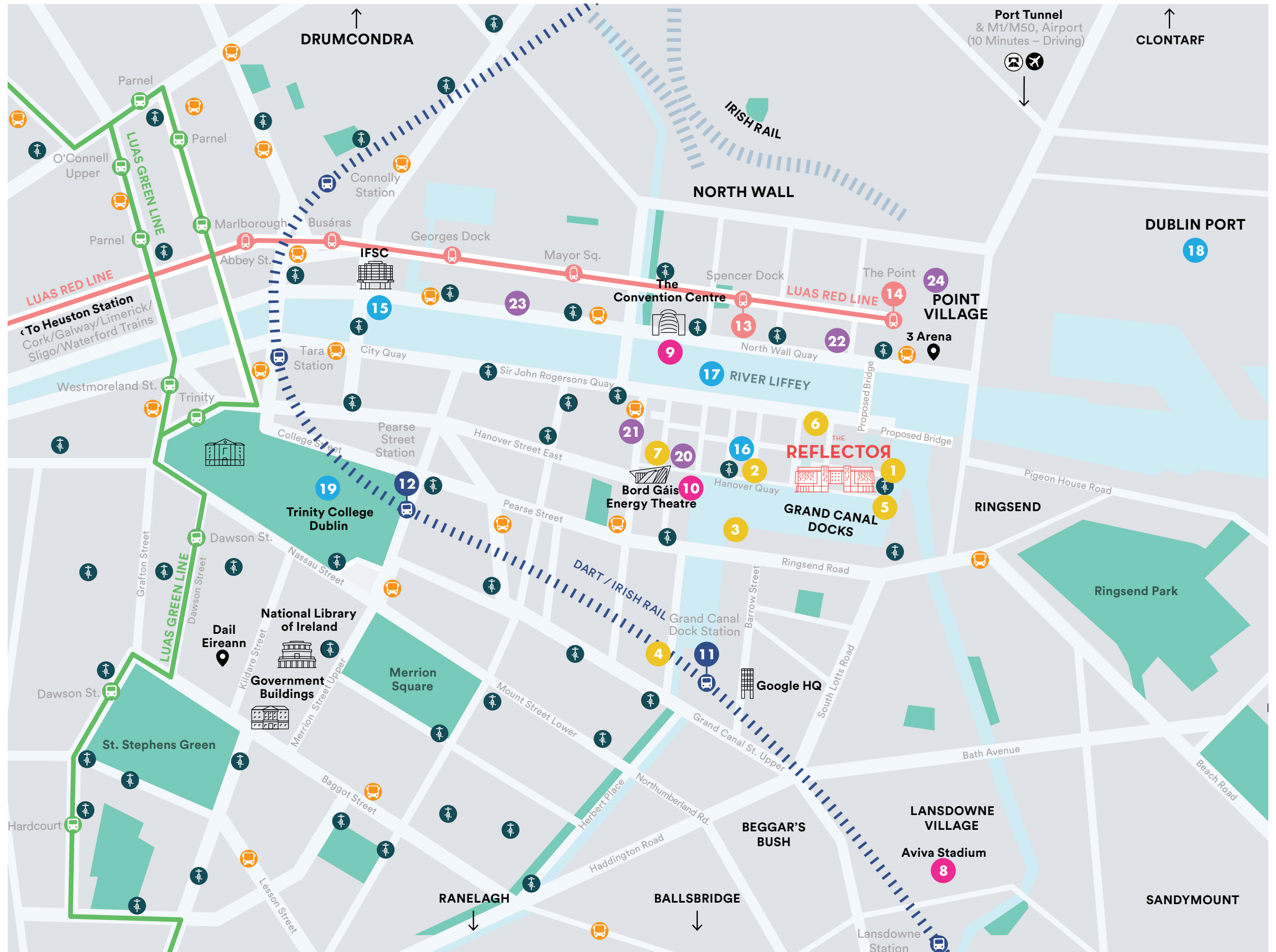
15. IFSC
16. South Docks
17. River Liffey
18. Dublin Port
19. Trinity College

Hotels

20. The Marker
21. Clayton Hotel, Cardiff Lane
22. The Mayson
23. The Spencer Hotel
24. The Gibson

Transport Services

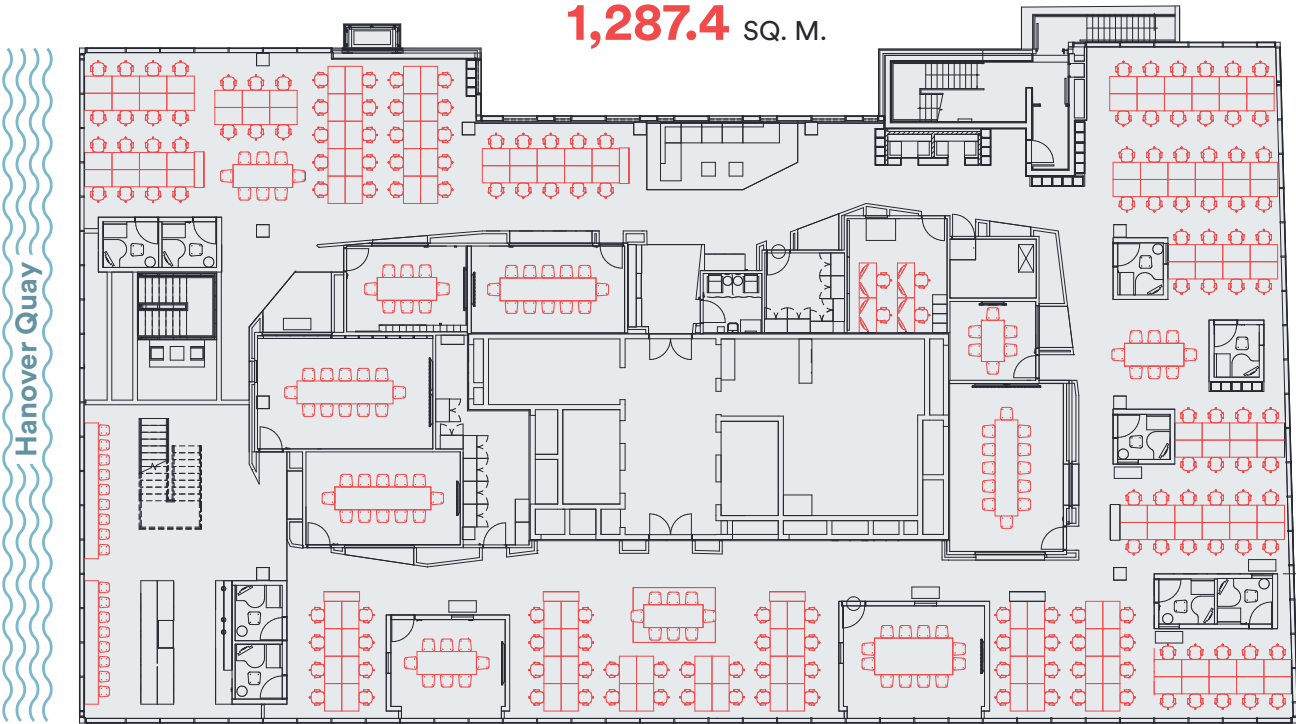
- Airport Bus Stops
- Dart Station
- Luas Stop
- Dublin Bikes
- Dublin Airport
- Dublin Port Tunnel



Floor Plans

First Floor

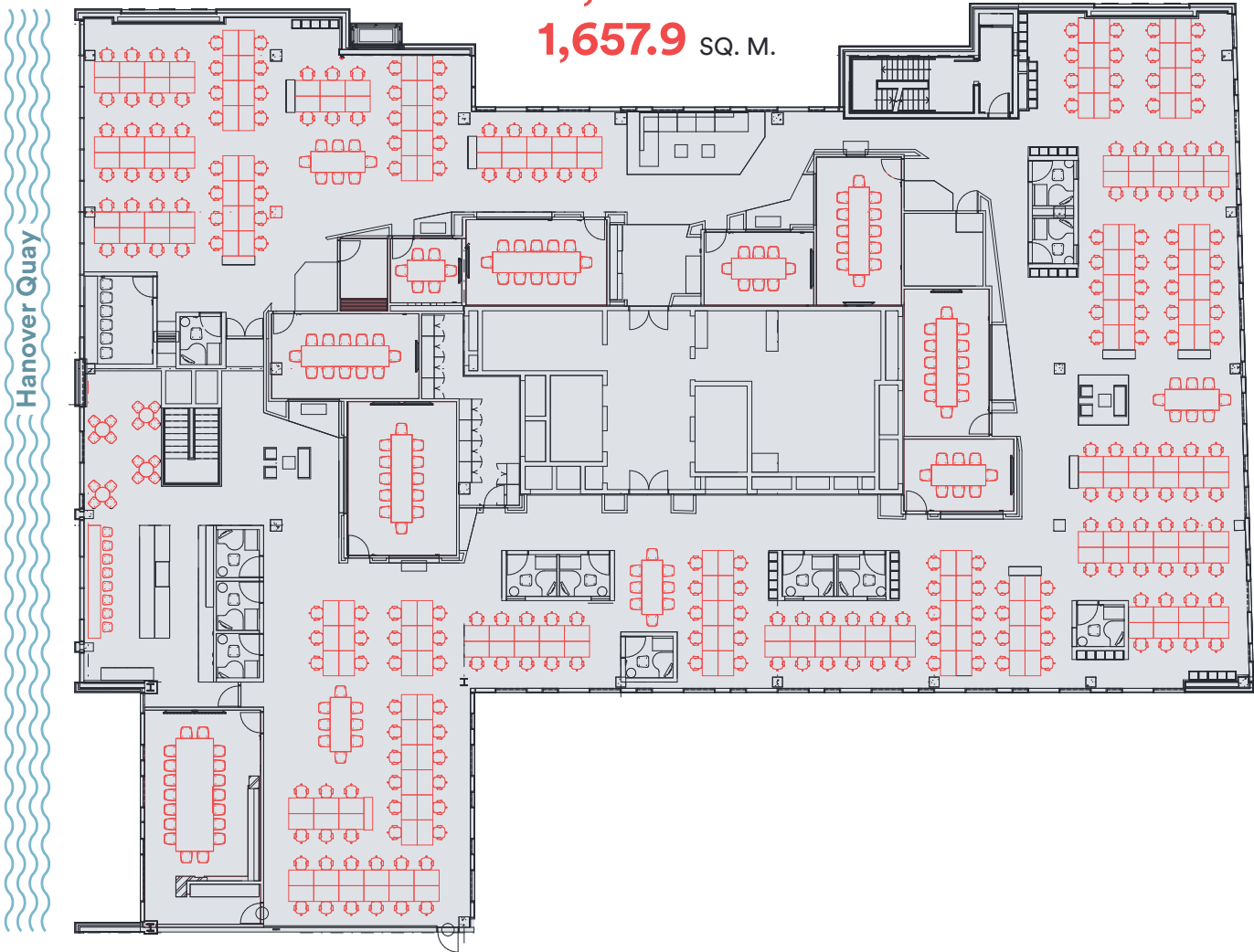
13,857 SQ. FT.
1,287.4 SQ. M.



Hanover Quay

Second Floor

17,845 SQ. FT.
1,657.9 SQ. M.



Hanover Quay

Total Floor Space

31,702 SQ. FT.
2,945.2 SQ. M.



17 meeting
rooms



9 car spaces





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