

TO LET
EXCEPTIONAL CITY CENTRE CAFÉ OPPORTUNITY



CAFÉ UNIT



TWO
GRAND
PARADE



The Café Unit is located at Two Grand Parade, in the centre of

DUBLIN'S MOST THRIVING BUSINESS DISTRICT



Two Grand Parade is seeking the highest sustainability credentials in the market, targeting LEED Platinum and Wired Score Gold.

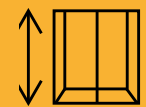
CAFÉ UNIT



Private outdoor seating



Adjacent to the Grand Canal



Floor to ceiling glazed windows



Steps away from the 2GP reception entrance



Adjacent to the Charlemont Luas station



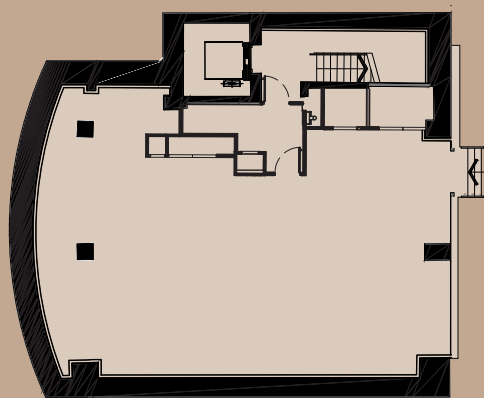
106,000 Sq Ft, city centre workspace, set to welcome over 1000 workers

Two Grand Parade is a 106,000 square foot, LEED Platinum, city centre workspace that is steps away from the Luas rail network on a prominent site on Dublin's Grand Canal.

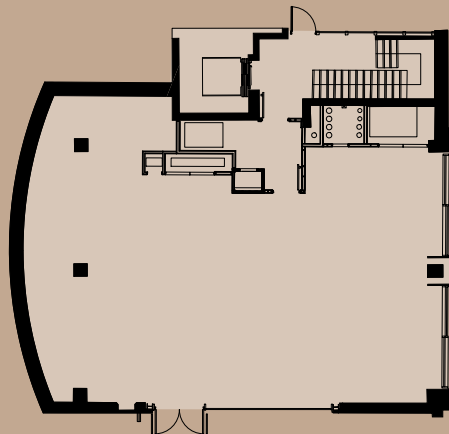
The new scheme blurs the boundaries between indoors and outdoors and brings people together, naturally.

Connected to the wider city by light rail, this is a green and pleasant place to work, full of open air spaces where ideas and collaboration can thrive.





Basement
1,432 sq ft



Ground Floor
1,517 sq ft

CBRE

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