

TO LET

Colliers



EXCHANGE PLACE

PART FIRST, SECOND & THIRD FLOORS
10/11 EXCHANGE PLACE, IFSC
DUBLIN 1





PROPERTY HIGHLIGHTS

- » Fully refurbished floors
- » Extends approximately 467.8 sq. m. (5,036 sq. ft.) in total
- » Recently refurbished and repainted throughout
- » Well located in the heart of the IFSC
- » Nearby public transport links

10/11 Exchange Place comprises a four-storey office building extending approximately **8,200 sq. ft.** with surface car parking to the rear. The building is served by a passenger lift and male & female toilets on each floor.

The building offers fully **refurbished offices** on part of the 1st, 2nd and 3rd floors immediately available in **fully fitted condition**.





LOCATION

10/11 Exchange Place is situated in the heart of the International Financial Services Centre (IFSC) and is within close proximity to George's Dock. The building is well located nearby multiple public transport links, such as the LUAS Red Line at George's Dock, national rail services at Connolly Station and a wide variety of Dublin Bus routes to other parts of the city. Furthermore, the surrounding area benefits from a wide array of amenities such as restaurants, cafés, and convenience stores in and around nearby Mayor Square.

LUAS

The LUAS Red line is easily accessible

BIKES

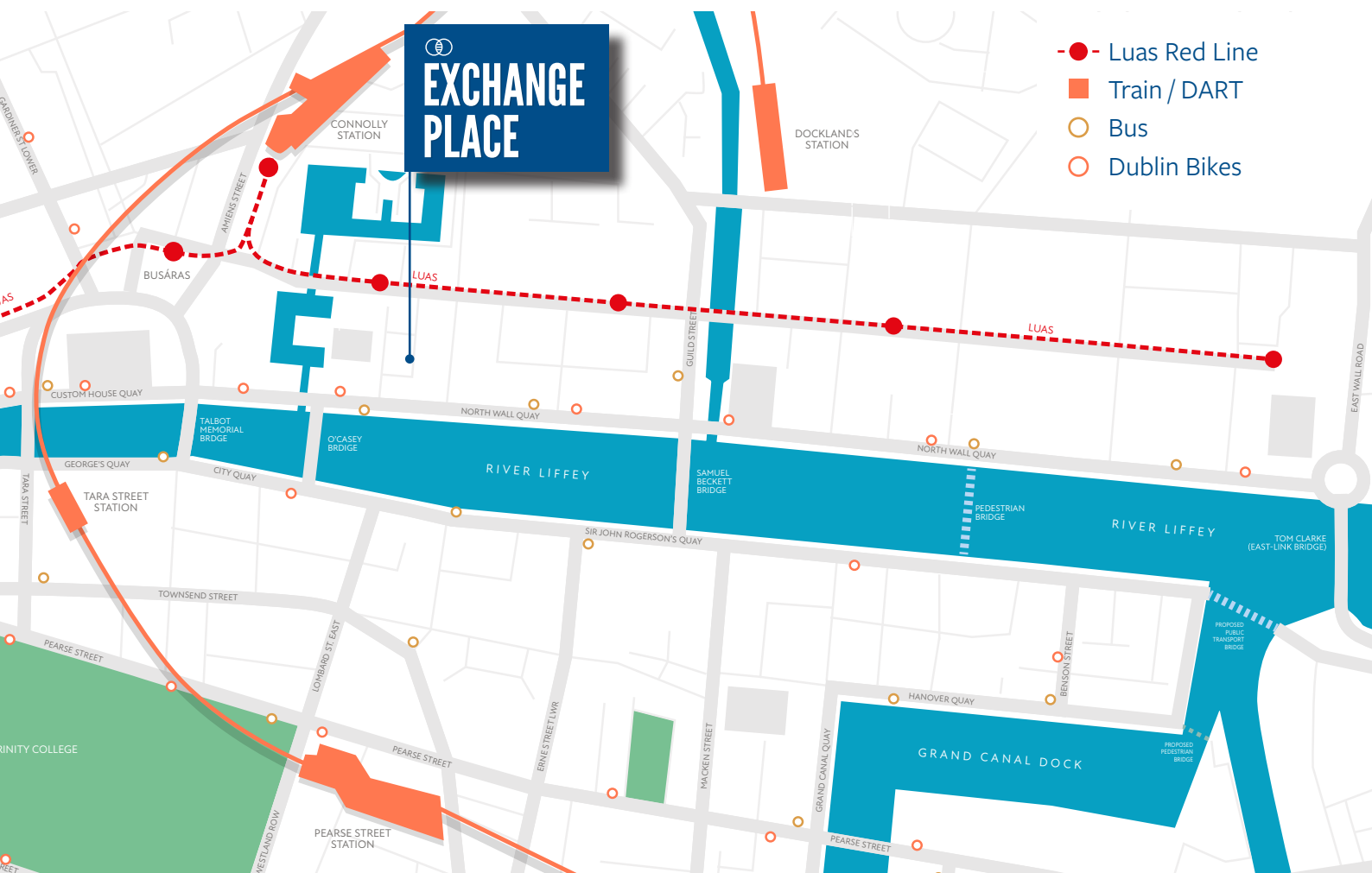
Dublin Bikes are available nearby

DART

The DART is accessible at Connolly Station and Pearse Street

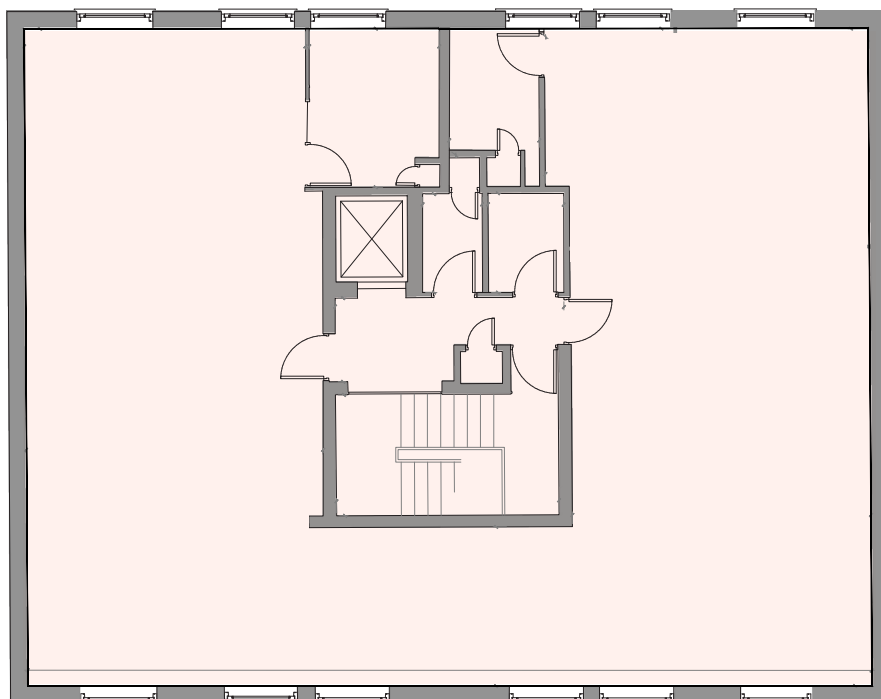
BUS

Numerous Dublin bus routes serve the immediate area





LEVEL 3 FLOORPLAN



ACCOMMODATION

Floor	Size Sq Ft	Size Sq M
PART FIRST FLOOR	900	84
SECOND FLOOR	2,068	192
THIRD FLOOR	2,068	192
Total	5,036	467.8

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LEASE

New lease available directly from the Landlord

BER RATING



RENT

On application

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