



**First & Second Floor Offices**  
East Wall Road, Dublin 3

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**TO LET**      **2,660 SQ.M (28,636 SQ.FT)**

**OFFICES**



**BNP PARIBAS  
REAL ESTATE**

Real Estate  
for a changing  
world



## LOCATION

East Wall Road is one of Dublin's main arterial routes connecting Dublin Port and Dublin Docklands.

Located directly adjacent to East Point Business Park, this 1st and 2nd floor office space forms part of the North Docklands area, situated less than 2km from the International Financial Services Centre.

Surrounding occupiers in the immediate area include: Fenargo, ESB, Colt Technology Services, Voxpro Limited and Verizon Media.

There are a variety of retail offerings in the immediate area including: Lidl, Aldi, Spar and Starbucks.

## DESCRIPTION

The office accommodation is accessed via an impressive reception area which has been finished to a high quality standard.

There is one passenger lift providing access to the office accommodation on the 1st and 2nd floors which are both currently in shell and core condition.

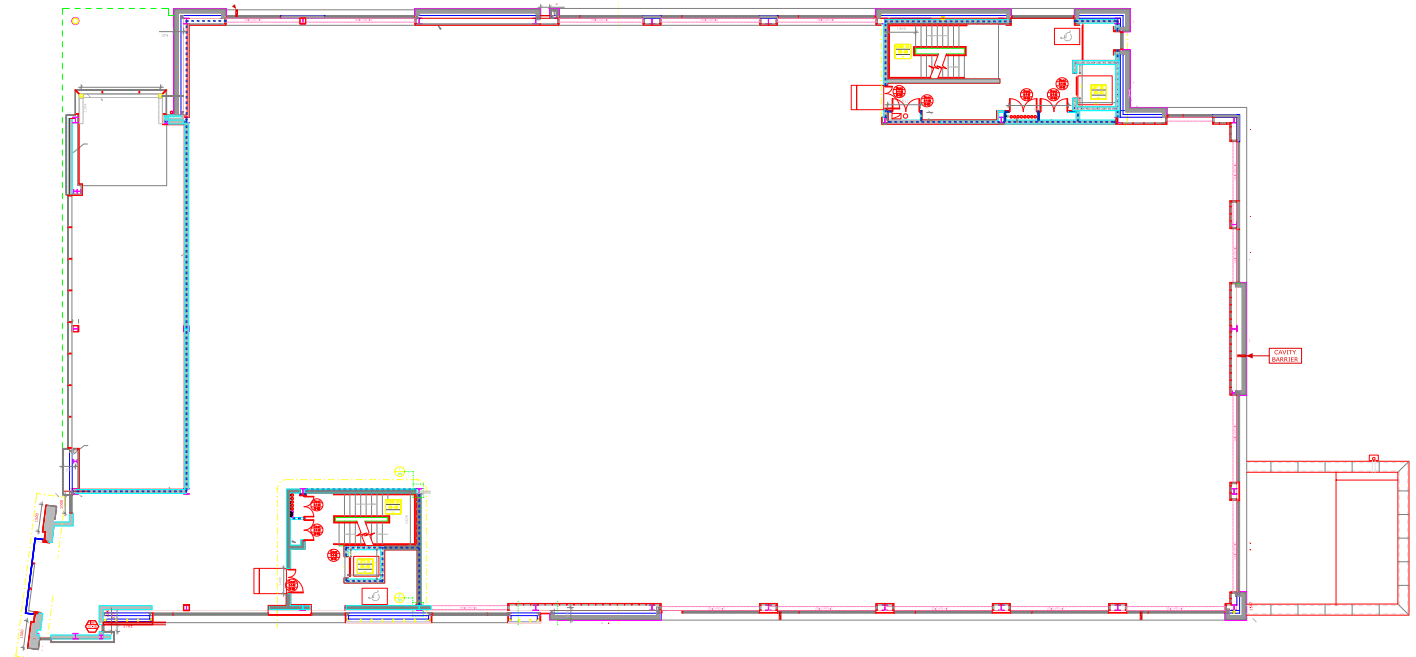
Both floors have the benefit of being let separately on a floor by floor basis or part floor basis.

## FLOOR AREAS

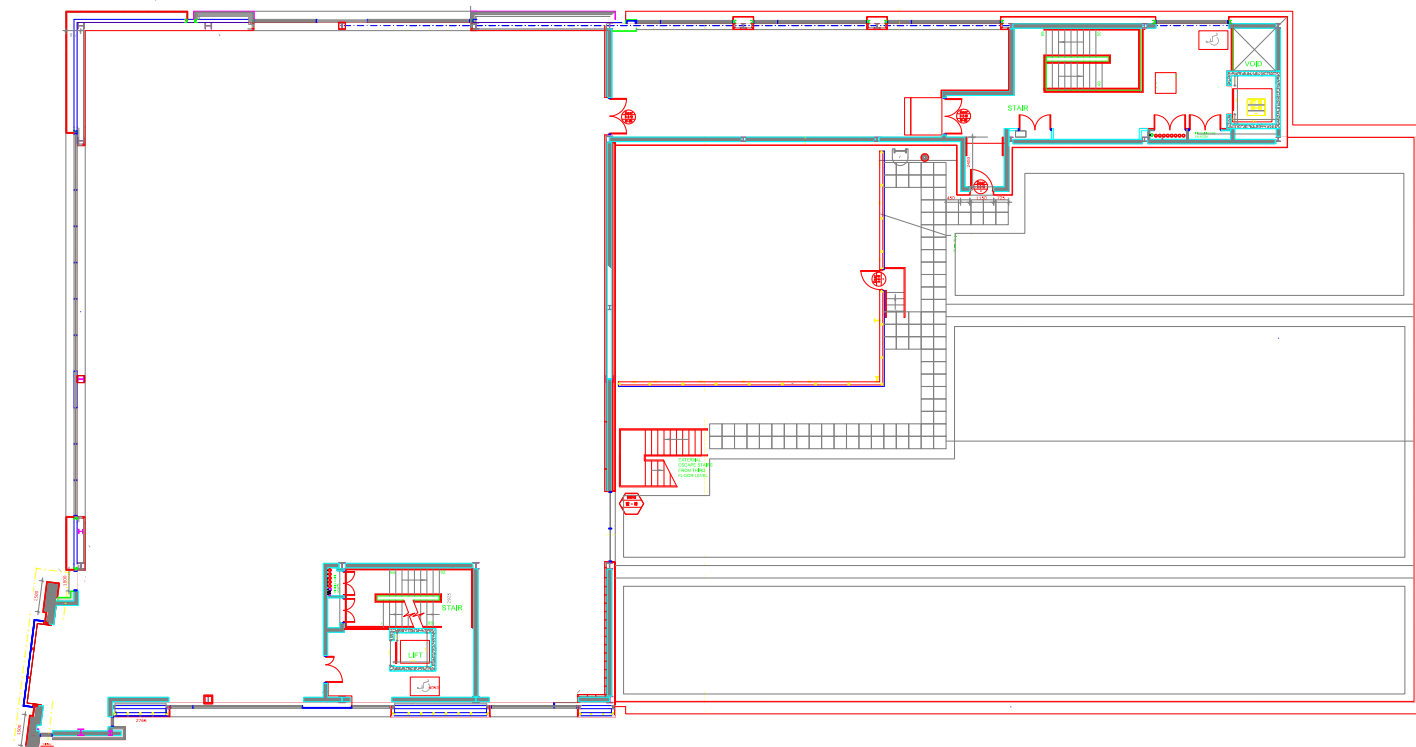
| FLOOR        | SQ.M         | SQ.FT         |
|--------------|--------------|---------------|
| First Floor  | 1,767        | 19,022        |
| Second Floor | 893          | 9,614         |
| <b>Total</b> | <b>2,660</b> | <b>28,636</b> |

*\*Measured on a net internal basis*

## FIRST FLOOR





## SECOND FLOOR





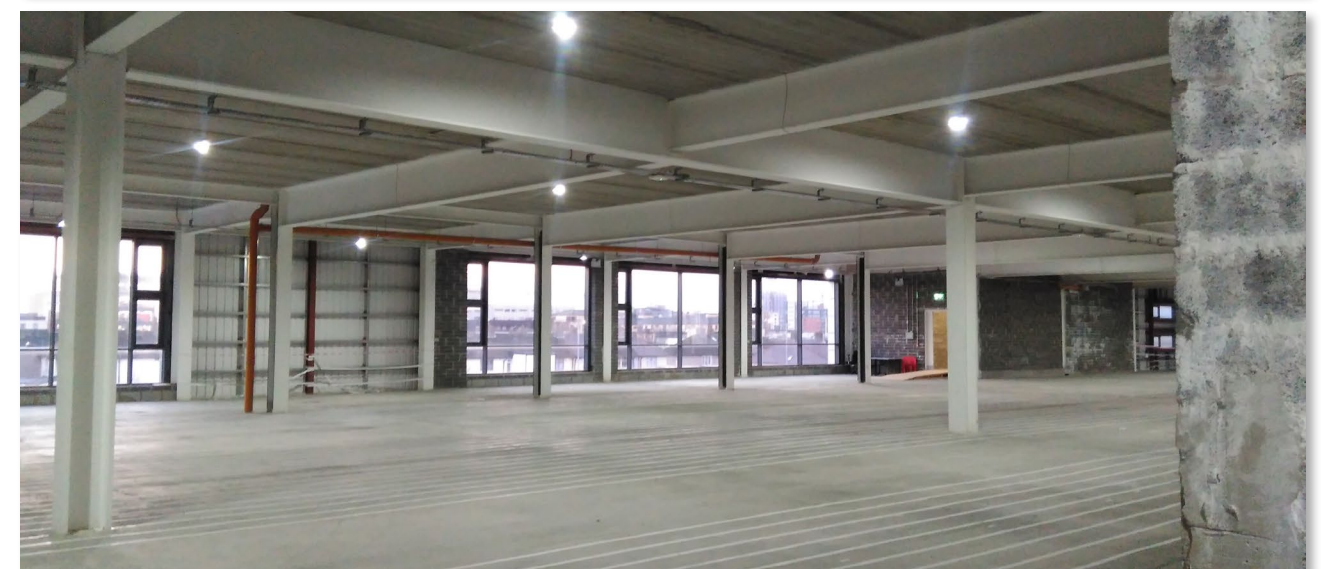
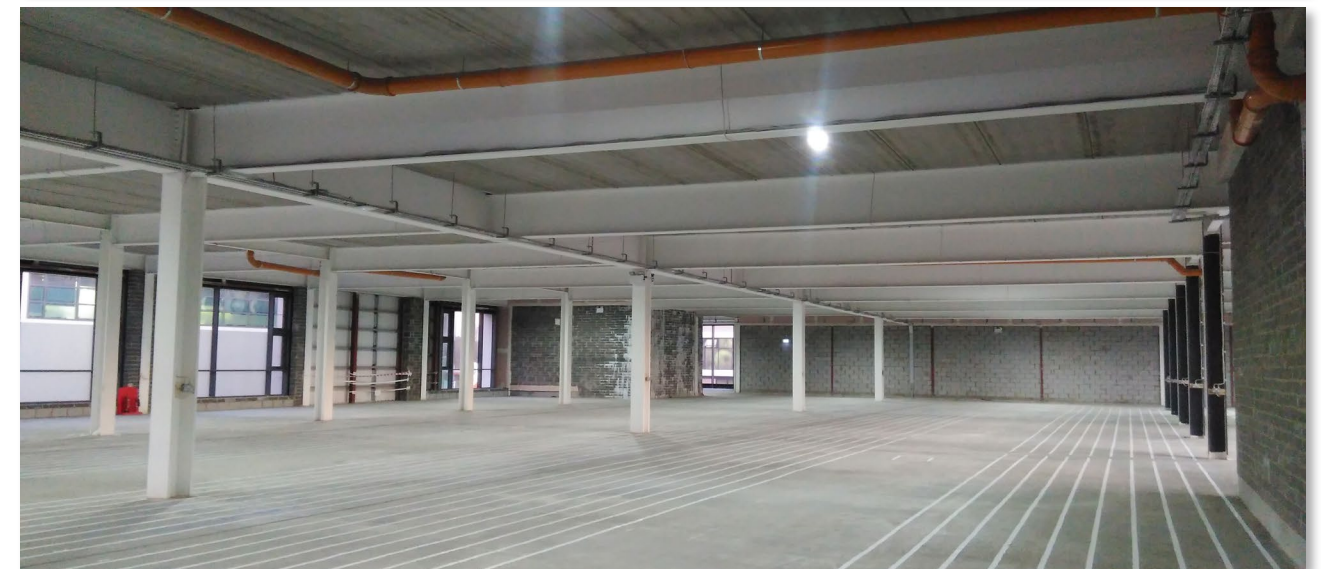
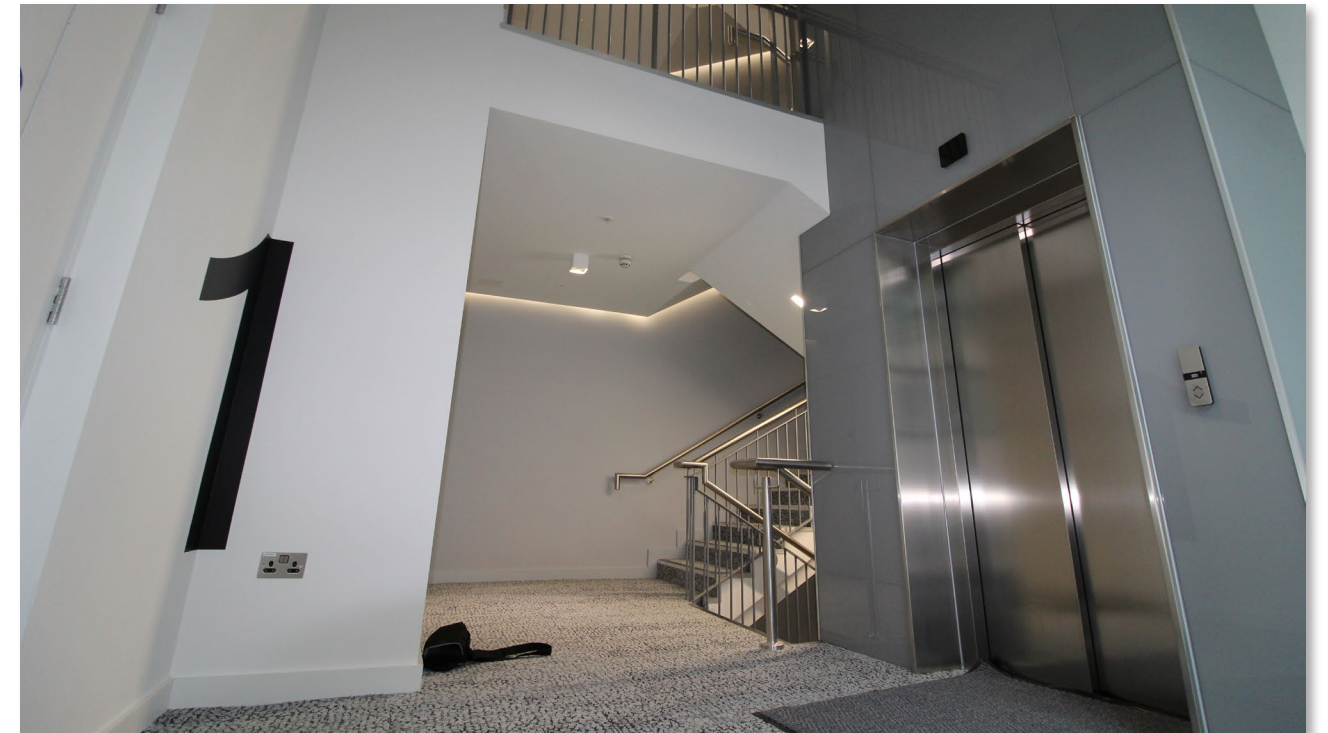
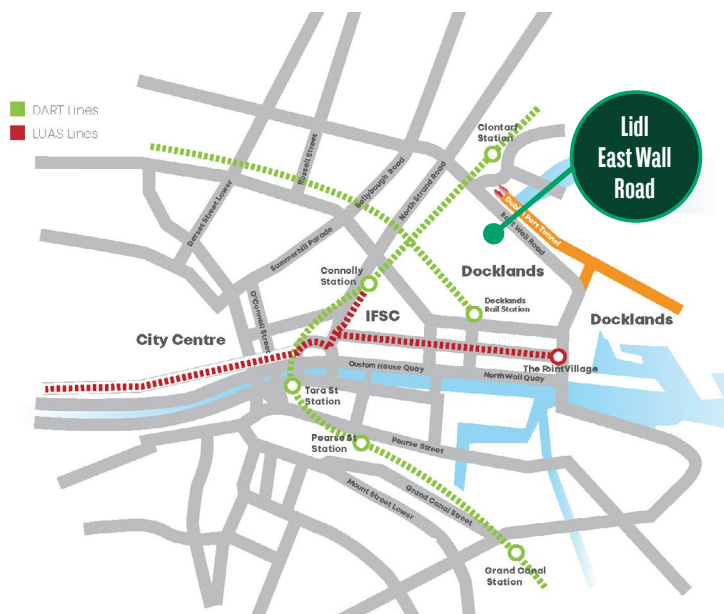
## TRANSPORT

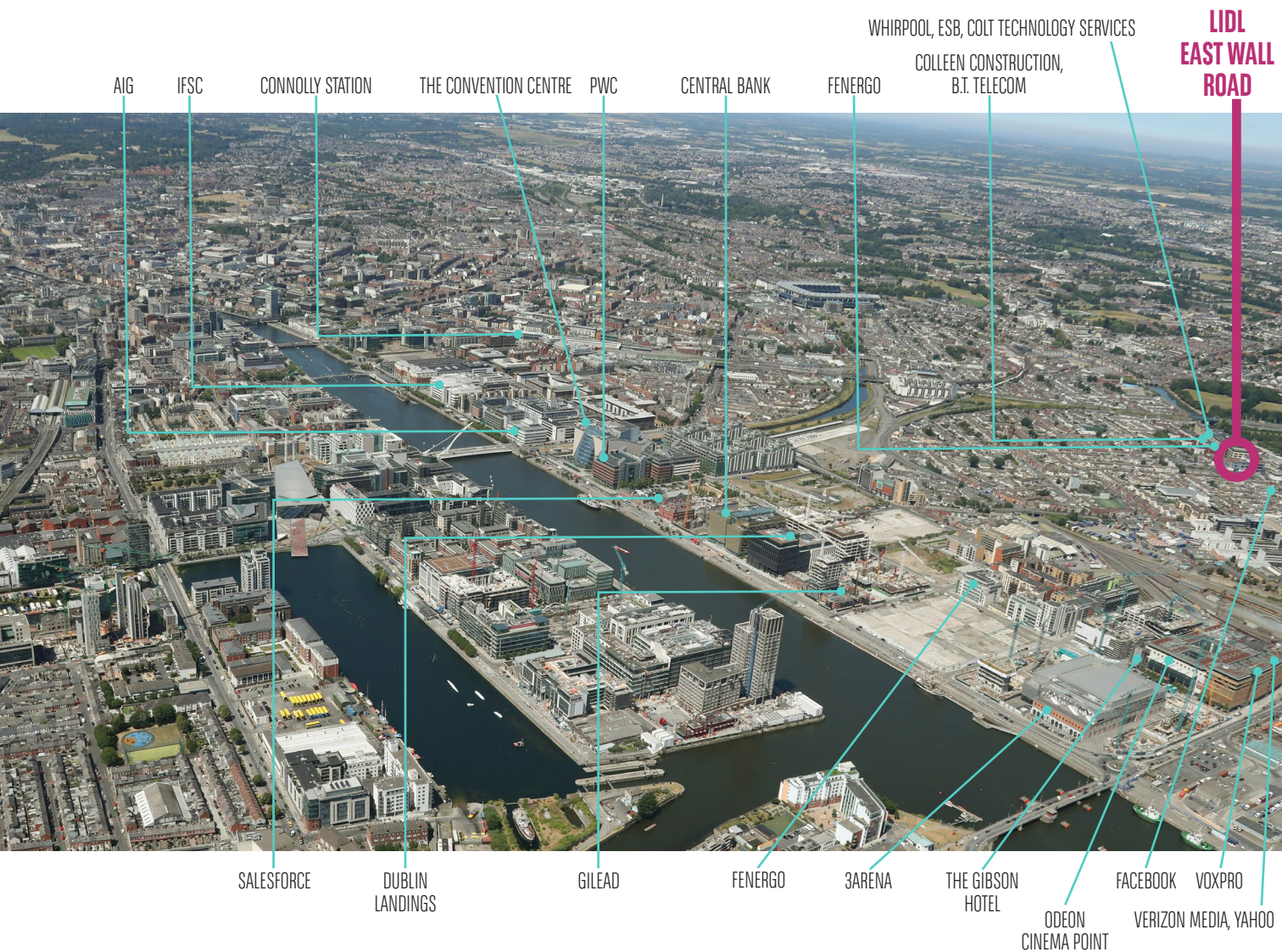
First and second floor offices, East Wall Road is located in a highly accessible location. It is immediately adjacent to the entrance to the M50 motorway and the Port Tunnel, making it highly convenient for accessibility to Dublin Airport and the main arterial ring route serving Dublin suburban locations.

|                       |   |        |
|-----------------------|---|--------|
| Dublin Bus            |  | 3 min  |
| Go Car                |  | 5 min  |
| Connolly Station      |  | 6 min  |
| Clontarf DART Station |  | 12 min |
| Luas Red Line         |  | 16 min |
| Dublin Bikes          |  | 18 min |
| Connolly Station      |  | 22 min |

## BY CAR

|             |   |       |
|-------------|---|-------|
| M50         |  | 5 min |
| Port Tunnel |  | 5 min |





*\*Map is for illustrative purpose only*

## LEASE TERMS

Available on flexible lease terms

## RENT

€27.00 per sq.ft

## BER RATING

To be advised

## VIEWING

Viewings strictly by appointment through sole letting agent BNP Paribas Real Estate

### FOR FURTHER INFORMATION OR TO ARRANGE AN APPOINTMENT CONTACT:

► **Stephen Noonan**  
(e): [stephen.noonan@bnpparibas.com](mailto:stephen.noonan@bnpparibas.com)  
(m): 087 396 0950

► **John Cannon**  
(e): [john.cannon@bnpparibas.com](mailto:john.cannon@bnpparibas.com)  
(m): 087 396 6725



**BNP PARIBAS  
REAL ESTATE**

20 Merrion Road, Ballsbridge, Dublin 4  
+353 (0) 1 661 1233 | PSRA No: 002702  
[www.realestate.bnpparibas.ie](http://www.realestate.bnpparibas.ie)

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