



TO LET

Former grain store building
offering unique office space from
2,396 sq. ft. to 6,338 sq. ft.

3rd, 4th and 5th Floors, The Grain Store, 4-4A Prince's Street South, Dublin 2



**AN IMPRESSIVE SIX-STOREY CUT-STONE OFFICE
BUILDING IN THE HEART OF SOUTH DOCKS**

THE PROPERTY

The Grain Store comprises an impressive six-storey cut-stone office building in the South Docks.

The building has undergone a number of refurbishment projects over the years to provide unique and contemporary office space. The 3rd, 4th and 5th Floors provide fully fitted turn-key office space incorporating a mix of open plan and private meeting spaces. The 3rd floor provides a large kitchen with break-out space, three varying sized meeting rooms, a large boardroom and open plan office space. The 4th and 5th floors incorporate open plan office space, meeting rooms and a kitchenette on the 4th floor.

There is a lift serving all floors from the ground floor reception and two showers at ground floor level. The building also provides for bike storage.

SPECIFICATION



Impressive cut-stone office building



Fully fitted turn-key office space



Mix of open plan, meeting rooms and break-out space



Large kitchen on the 3rd floor



Air conditioning



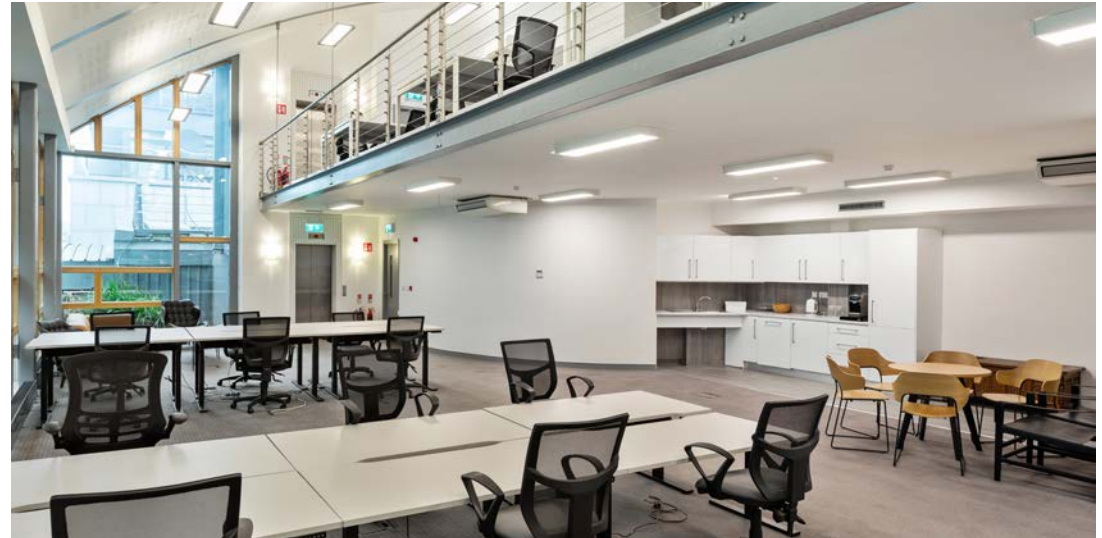
Raised access floors



LED lighting



Showers



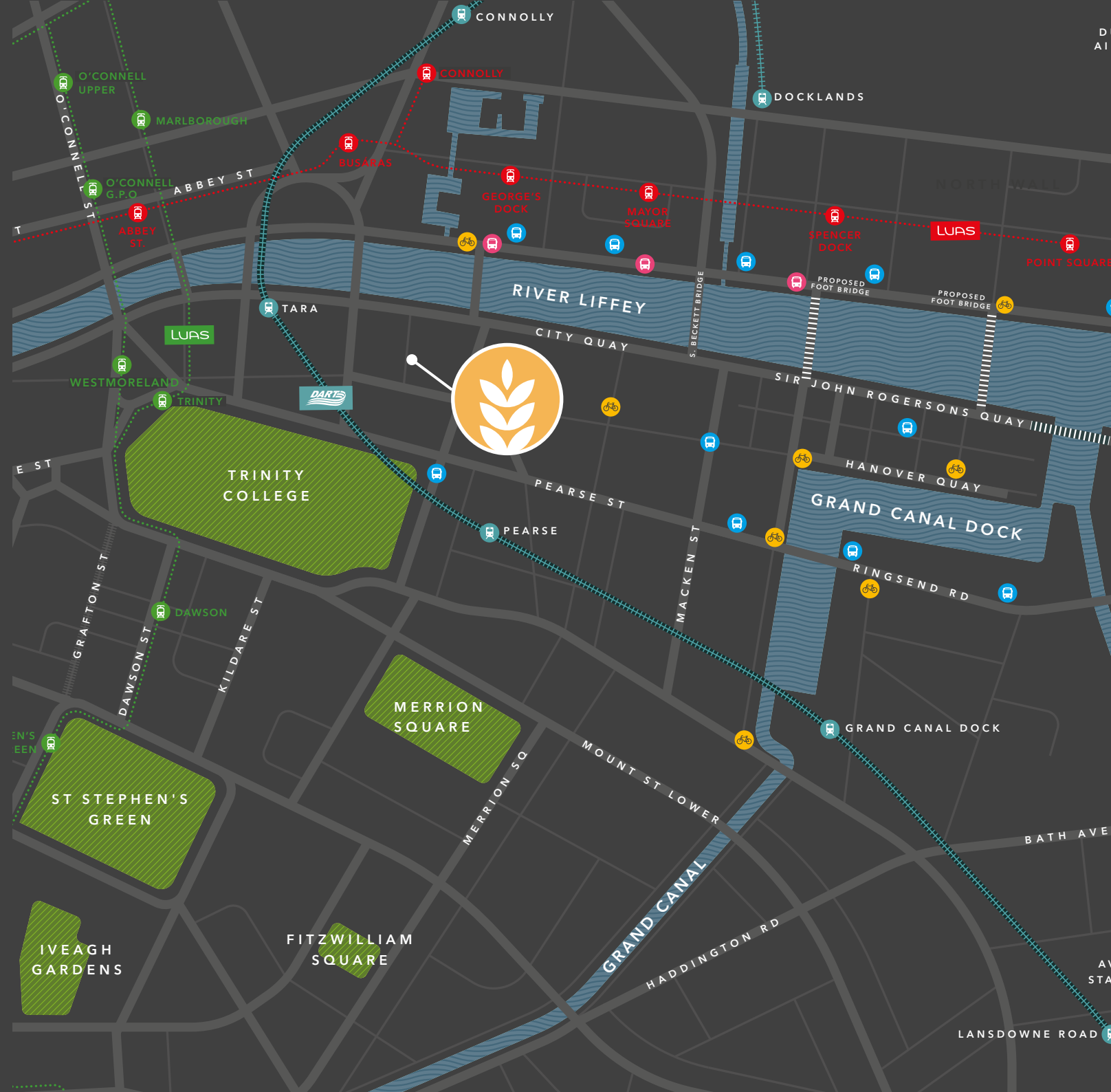
LOCATION

The Grain Store is located in the South Docks on the corner of Princes's Street South and Gloucester Street South, a stone's throw from the River Liffey. The area has undergone a complete redevelopment with Grant Thornton's new HQ, the Premier Inn and Travelodge Plus hotels, all being developed in recent years.

The immediate area comprises a mix of offices, apartments, restaurants, hotels and bars with further amenities located across the river at the CHQ and further east at Grand Canal Dock. Neighbouring occupiers include Grant Thornton, AON, Paysafe, HubSpot, Northern Trust and Huawei.

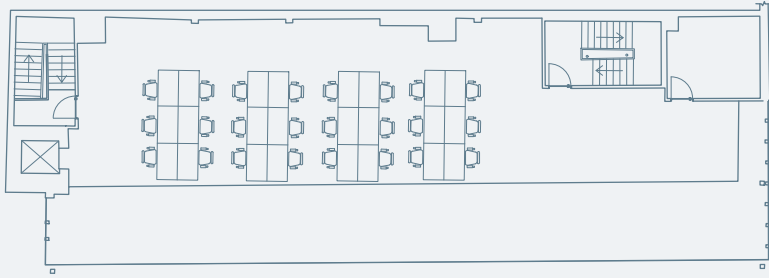


The Grain Store is served by all major public transport links with DART services at Pearse Street and Tara Street Stations, the Red & Green LUAS Lines, numerous Dublin Bus services and Dublin Bike Stations all within walking distance of the property.

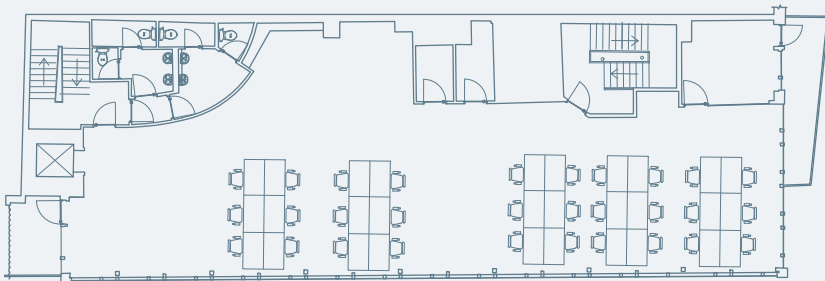


FLOORPLANS

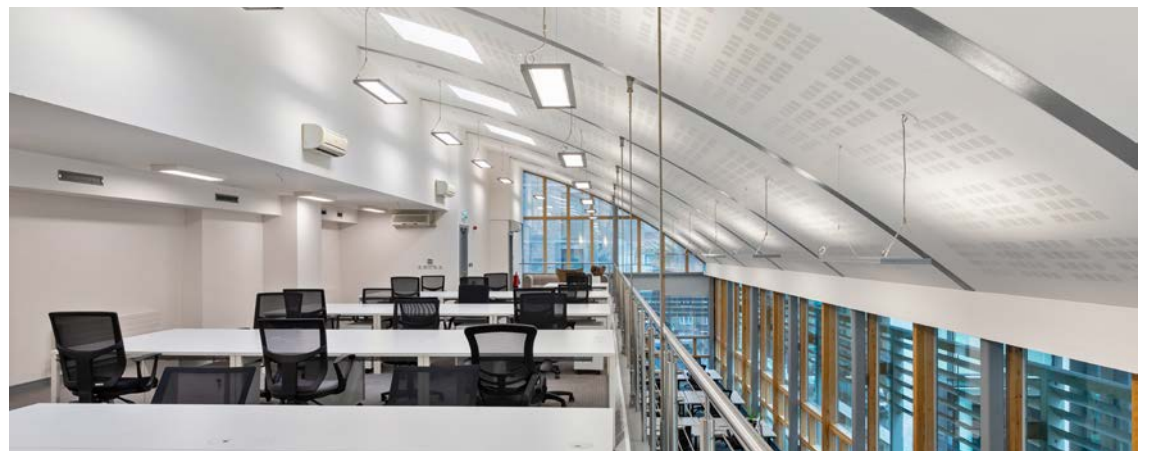
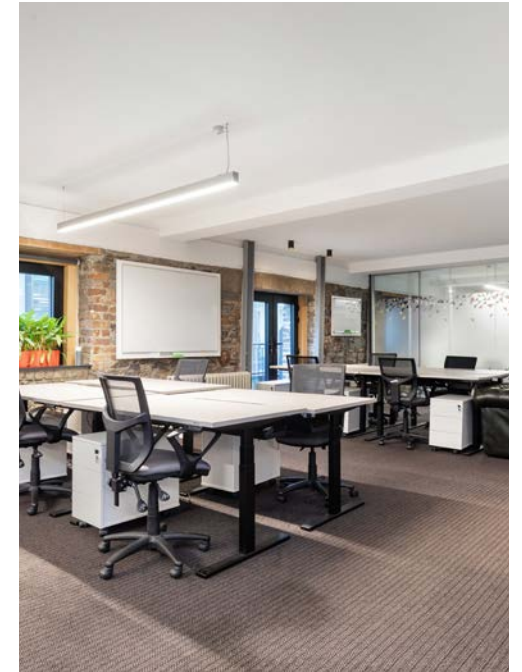
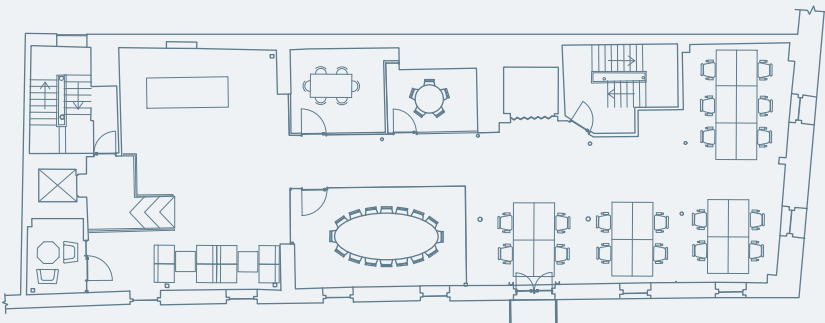
5TH FLOOR



4TH FLOOR



3RD FLOOR



ACCOMMODATION

Floor	Sq. Ft.	Sq. M.
3 rd Floor	2,396	222.63
4 th Floor	2,316	215.13
5 th Floor	1,626	151.04
Total	6,338	588.80

LEASE TERMS

Available by way of a new lease direct from the Landlord

BER

BER C3 D1

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