

Office To Let



ASTOR HOUSE

1st Floor, 4-8 Eden Quay, Dublin 1



Image for illustrative purposes only

- ~ Bright, Open Plan Fully Refurbished Space ~
- ~ Single Floorplate ~
- ~ Modern Office With Elevator Access ~
- ~ Raised Access Floors ~
- ~ Outstanding Views Of The River Liffey ~
- ~ Excellent Connectivity Close To Dart, Luas And Dublin Bus ~



ASTOR HOUSE

Location

Eden Quay occupies a prominent position in the heart of Dublin city centre, close to O'Connell Street, Henry Street, and the IFSC. Located on the River Liffey, this high profile location provides a unique opportunity for an occupier to locate themselves in an excellent city centre location.

The property benefits from a number of amenities on nearby O'Connell Street and Westmoreland Street. The property is also close to any number of public transport options including Connolly DART Station and Luas, Bus Áras and Dublin Bus routes.





ASTOR HOUSE

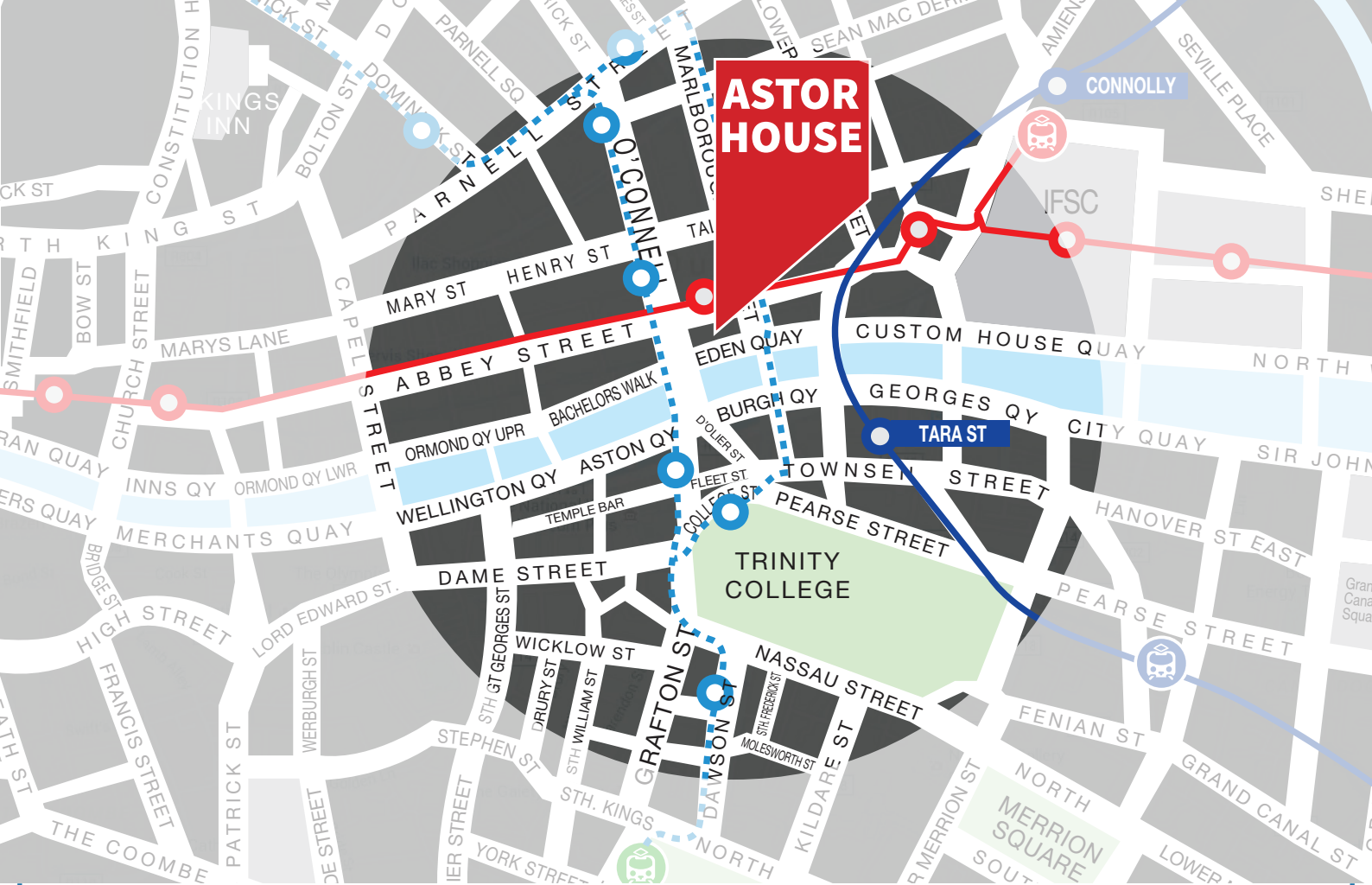
Description

The subject office space comprises the first floor of Astor House. The floor will be own door access (2 main access points from main stairs) and the unit will have the use of two elevators.

The finish will be plastered walls painted white, grid ceiling and raised access floors. It will be separately metered for ESB and a fusebox with all the cabling will be brought to one area.

The AHU will be the responsibility of the new tenant. It provides any incoming occupier with ability to modify to suit their needs if required. The office is bright and open plan.





Map for illustrative purposes only

Accommodation Schedule

Accommodation (Gross Internal Area)	sq m	sq ft
1st Floor office	710.68	7647

Lease

The property is available on new lease with flexible terms.

Viewing

Strictly by appointment with the sole selling agent Bagnall Doyle MacMahon.

Quoting Rent

On application.

Rates

€39,824.80 pa

Service Charge

€26,567 pa

Further Information

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