

TO LET

Fully-Fitted Modern Offices

Unit 1, 52–55 Sir John Rogerson's Quay, Dublin 2

BER C3



**AVISON
YOUNG**

01-676 2711
avisonyoung.ie



10,509 sq.ft. of Grade A Office Space
over Basement, Ground & First Floor



Location Easily Accessible via
Public Transport



Fully Fitted "Own Door"
Accommodation



Flexible Lease Direct from the
Landlord



Excellent Waterfront Location
Overlooking the River Liffey



Showers, Lockers, Car Parking &
Bike Parking Provided

Location

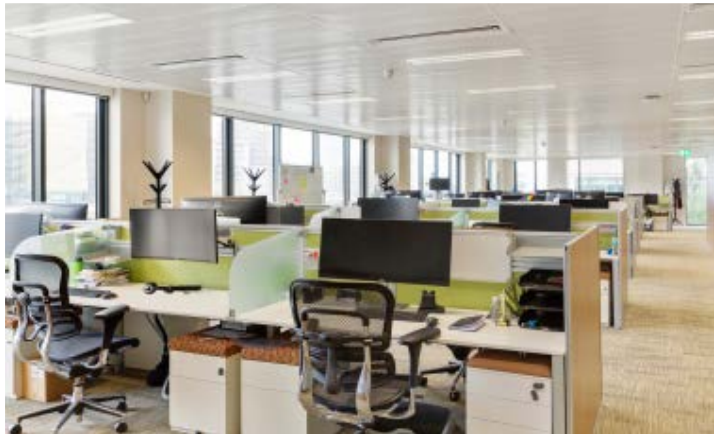
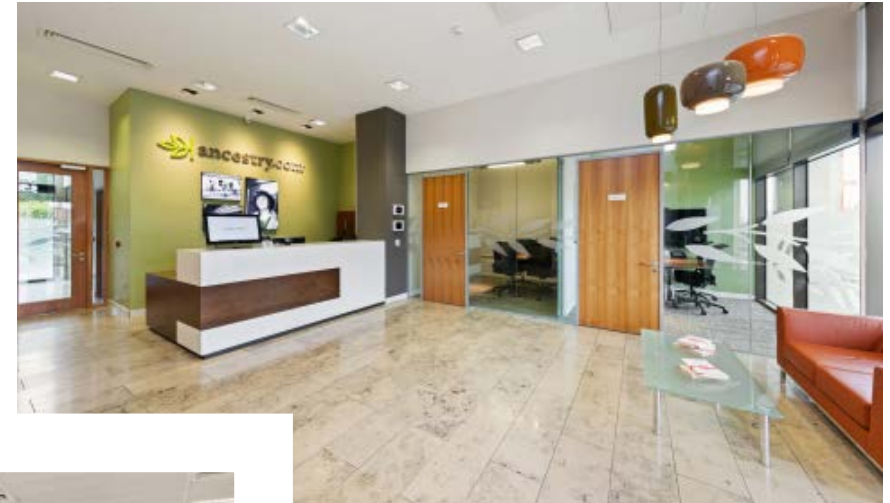
The immediate area is home to some of the biggest global occupiers such as Google, Tik Tok, and Indeed. The accommodation boasts waterfront views of the River Liffey and is located in the highly sought after South Docks.

The location is unrivalled with its connectivity to public transport. Multiple Dublin Bus routes and rail links such as Tara Street and Connolly Station are readily accessible in addition to the Luas. Grand Canal Dock provides occupants with many amenities such as The Marker Hotel, Milanos, Fresh, The Bord Gais Energy Theatre and many other restaurants and cafés.

Description

The subject space comprises an attractive self-contained suite of 10,509 sq. ft. over two floors. The ground floor contains a reception and staff facilities, including a large staff canteen and private offices/meeting rooms.

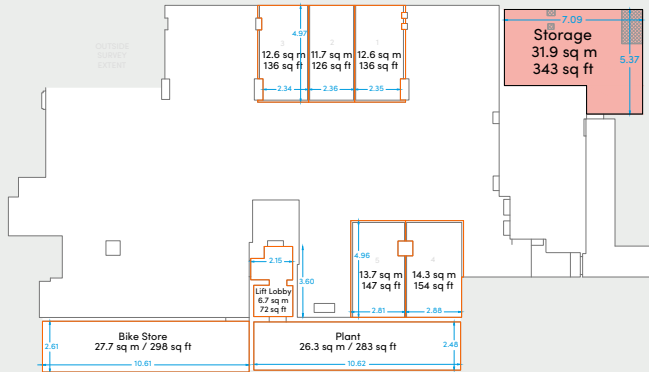
The first floor comprises mainly open plan offices, together with ancillary private offices, meeting rooms, boardroom, comms. etc. The partitions are of full height glazing throughout, the floor to ceiling height is generous and the accommodation is fully air-conditioned.



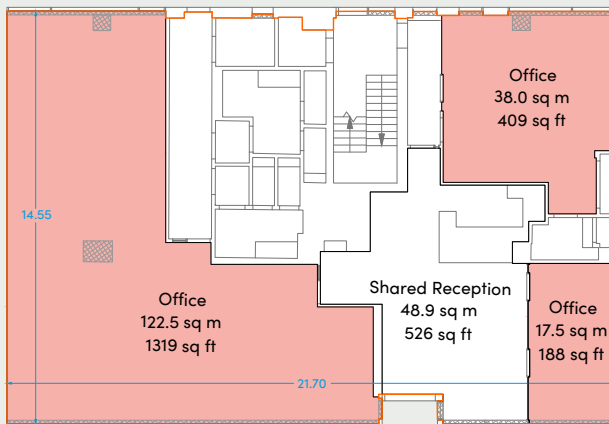
Tenant Amenities

There is an excellent provision of staff toilets at various points throughout, as well as showers and lockers for ladies & gents and additional unisex shower and accessible WC facility.

The tenant also enjoys the benefit of a secure bike storage room in the basement, with racks providing capacity for up to 40 bikes and a separate room including further locker facilities and some storage.



Basement



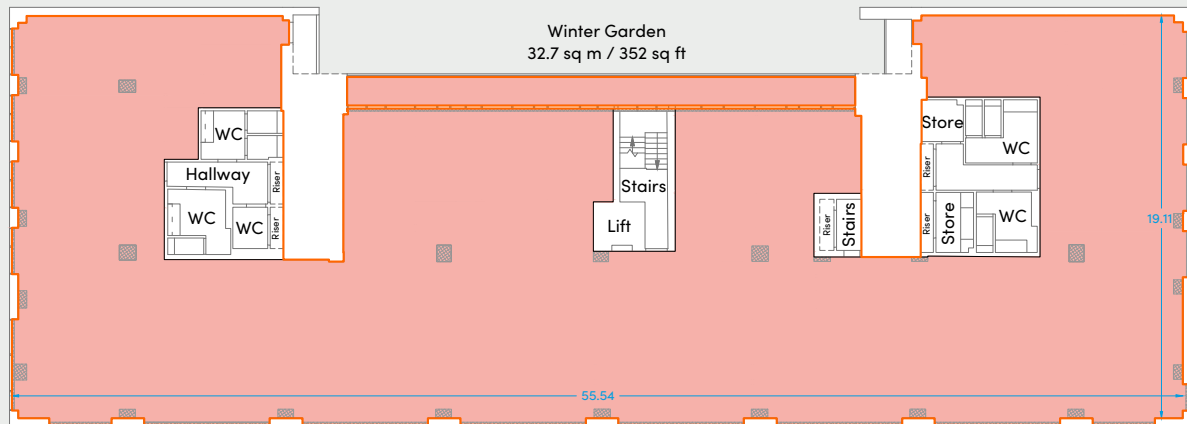
Ground Floor

Accommodation

Floor	GIA Sq.Mtrs.	GIA Sq.Ft.	NIA Sq.Mtrs.	NIA Sq.ft.
Basement	157.5	1,659	29.8	321
Ground	307.3	3,307	173	1,862
First	889.8	9,578	773.5	8,326
Total	1,354.6	14,580	976.3	10,509

Car Parking

5 spaces at €4,000 per car space per annum.



First Floor

Lease

Flexible & new lease terms available.

Rent

On Application.

Service Charge

Negotiable.

Rates

2023 Rates - €73,893 pa.

Contact

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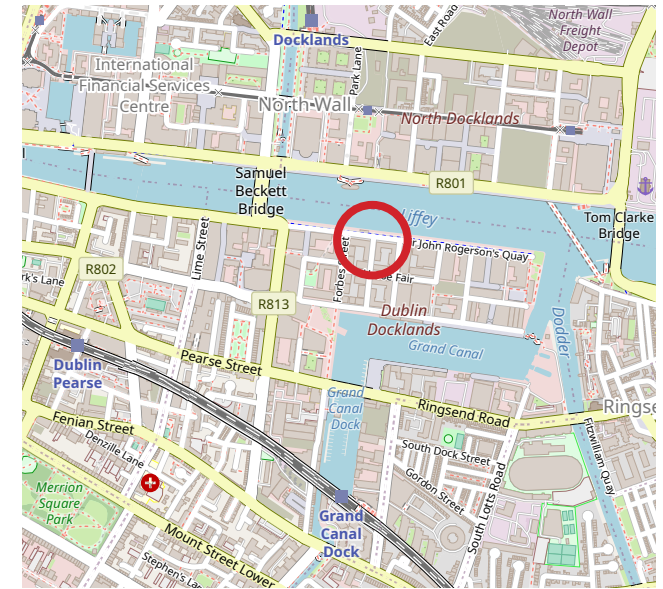
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