

**BROWNE
CORRIGAN**

CHARTERED SURVEYORS

PSRA no: 002734

TO LET

FULLY FITTED GROUND FLOOR OFFICE SUITE C 138.16 SQ M &

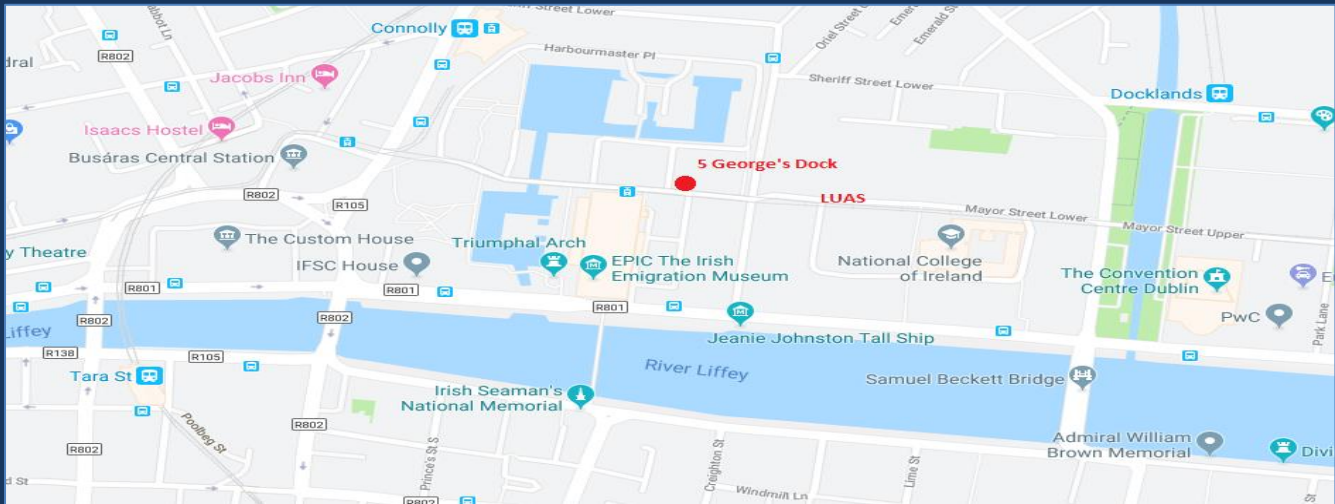
ON-SITE CAR PARKING

5 GEORGE'S DOCK, IFSC, DUBLIN 1.



- Very attractive ground floor office suite in high calibre office block.
- Modern offices with highly convenient layout.
- Accommodation is fully fitted and ready for occupation.
- High quality location in the heart of The IFSC, Dublin's financial hub.

LOCATION



DESCRIPTION

The subject offices comprise a very attractive ground floor suite within 5 George's Dock. The building is of a very high calibre and is primarily occupied by BNP Paribas, as well as a number of other financial companies. The offices are modern, bright and well laid-out with a mix of open plan and cellular accommodation. Presentation is to a high standard with good quality paint, carpets, partitioning, kitchen facilities etc. Nearby amenities are excellent with a full range of restaurant and café offerings close by. Public transport is available by way of Luas, main line rail, bus routes etc all on the doorstep.

ACCOMMODATION

5 Georges Dock comprises c 138.16 sq m / c 1,487.13 all at ground floor level. Interested parties are requested to independently verify floor areas. There are 2 secure, designated car spaces on-site.

SPECIFICATION

- Raised Access Floors
- Suspended Ceilings with Recessed Lighting
- High Quality Kitchen Facilities
- Access Control System
- Excellent Partitioning Throughout
- Prestigious Entrance Foyer & Security Presence

BER – on request

These particulars are not intended as any part of a contract. The information is given in good faith but is strictly conditional upon prospective purchasers/tenants relying upon their own advisors, thus avoiding unintended inaccuracies which may be herein contained. No warranty is authorised or given by the Vendor's/Lessor's agent Browne Corrigan Chartered Surveyors. Ordnance Survey Ireland No AU0009907

TERMS

Details of terms including rent & service charges are available upon request.

FURTHER INFORMATION Please contact:-

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