



7 Exchange Place

IFSC, Dublin 1

BER D1

Ground and First Floor Offices with Parking
c.98 - 195sq.m. / 1,060 - 2,105sq.ft.



FINNEGAN
Menton

Location:

7 Exchange Place is centrally located in the heart of the IFSC close to the junction with Mayor Street Lower adjacent to The Hilton Garden Inn and the IFSC multi-storey car park.

Occupiers will benefit from the amenities in the vicinity with cafes, bars and restaurants within a stroll of the building.

The IFSC has excellent transport links with the LUAS Red Line running directly outside the entrance to Exchange Place. Connolly Station is a 5 minute walk from the building which gives direct access to all suburban areas from Greystones, Co Wicklow to Howth in North County Dublin. It is also within close proximity to the National Bus Terminus at Bus Aras.

Exchange Place is located in the IFSC which is established as Dublin's premier office location for the Financial Services Sector with a number of high profile tenants such as PWC, KPMG, JP Morgan, Citibank, DEPFA, Citco, Societe Generale, Credit Suisse, Scotiabank etc.



Description:

These bright and spacious offices are well presented throughout on both the Ground and First Floors. The layout provides a mix of open plan and individual offices made up of Meeting Rooms, Board Rooms and Managers Offices. Each level has its own kitchenette facilities and toilet facilities off the central lobby, as well as lift access. These offices are being offered with the benefit of the existing fit-out in place which includes a computer networking cable system.



Accommodation:

The office accommodation is available as a single letting or on a floor by floor basis.

Approximate Net Internal Floor Areas:

	Sq.m.	Sq.ft.
Ground Floor	98.0	1,055
First Floor	97.5	1,050
Total Net Internal Area:	195.5	2,105



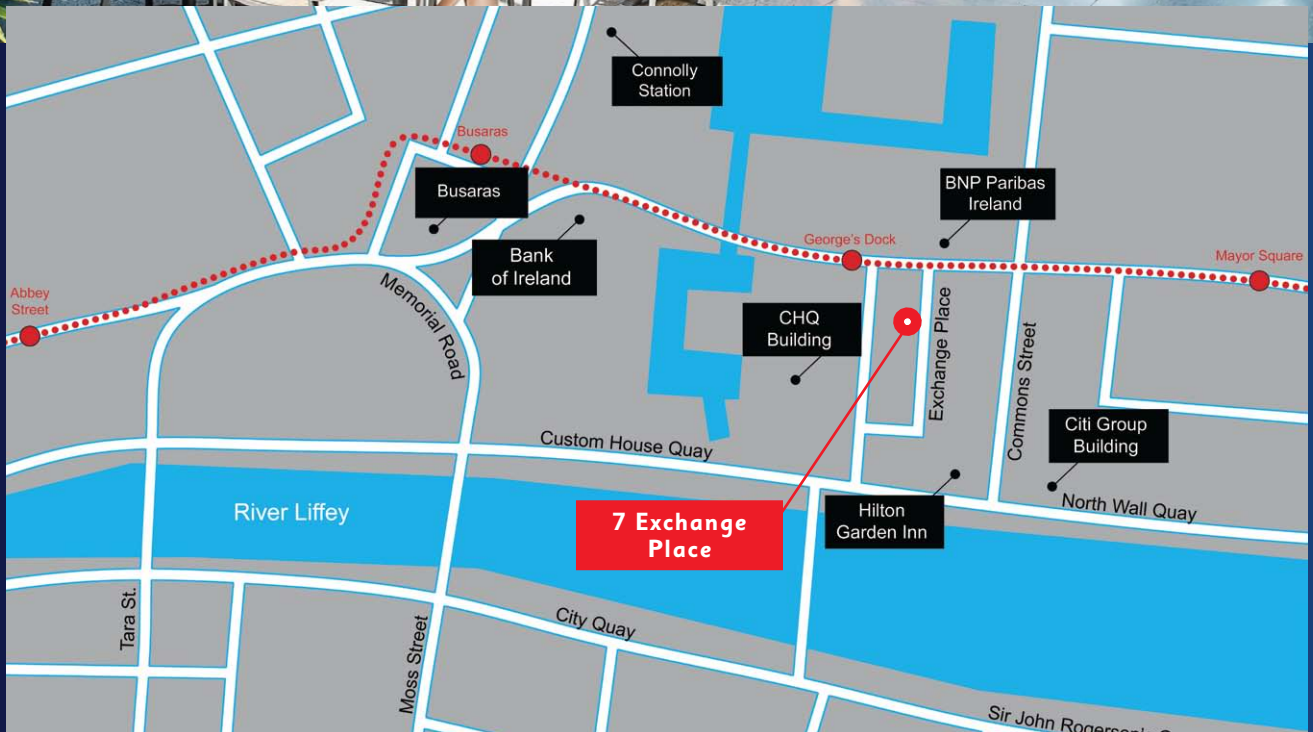
Boardroom

Summary:

- Situated in the heart of the IFSC
- Total Accommodation c.195.5 sq.m. (2,015 sq.ft.)
- Mix of Open Plan and Individual Offices
- Secure car parking available
- Computer network cabling throughout
- A host of amenities closeby including Hotels, Theatres, Bars & Restaurants.
- Luas Line situated at the entrance to Exchange Place
- Central location



Mayor Square



BER:

B.E.R.: D1 588.06kWh/m2/yr
B.E.R. Number: 800191892

Lease:

New Lease.

Rent:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton.
Contact Nicholas Corson or David Rowe on 01 614 7900.



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