



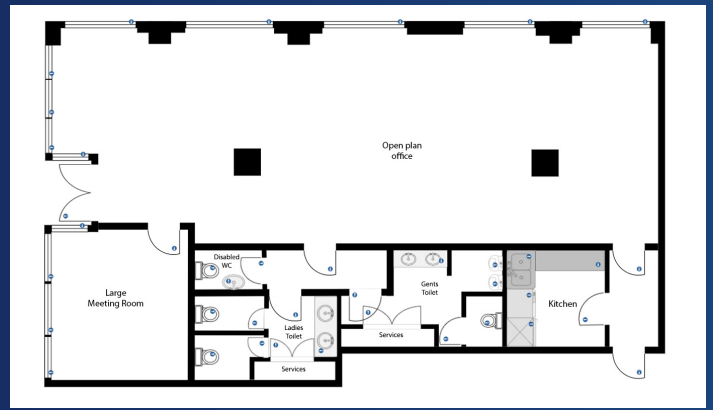
Office Unit 3

52 - 55
Sir John Rogerson's Quay,
Dublin 2



Own door office with waterfront aspect
c. 172sq.m. (1,850sq.ft.)





Location:

52-55 Sir John Rogerson's Quay overlooks the River Liffey as well as the IFSC and is located in the heart of Dublin City. This area is well served with a host of many fine amenities from upmarket bars, cafes and restaurants all of which serve the professional organisations which have offices in the South Docklands of Dublin City. Within close proximity to the property is The Marker Hotel, Clayton Hotel and Bord Gais Energy Theatre. The area has a number of Dublin Bike Stations dotted around the locality with Pearse Street Dart Station just a 5 minute walk away together with numerous bus stops providing access to both North and South Dublin. It is fair to say that public transport options are well catered for.

Description:

Unit 3 comprises of a modern self-contained fully fitted ground floor office extending to a Net Internal Area of c.172 sq.m. (1,850 sq.ft.). This well positioned office sits among a number of established international organisations such as State Street, Airbnb, Indeed and Matheson Solicitors to name but a few. Being a corner unit with full glazing this allows for natural light to flow through the building. The space is finished to an exceptionally high standard with suspended ceilings, raised access floors, CAT6 cabling, four pipe for coil air conditioning together with a fully fitted kitchen, separate male, female and disabled toilets all well presented. This office layout is open plan with a large boardroom / meeting room to the front of the building with an outlook on to the River Liffey and overlooking the IFSC. This office is being let with secure car parking.

Accommodation:

Self-contained Ground Floor Office

Sq.m.

172

Sq.ft.

1,850

Rent:

On Application.

BER:

D2

Lease:

New lease term available

Viewing:

By appointment only with sole agents Finnegan Menton

Contact David Rowe on 01 614 7900



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