



OFFICE FOR LET

2nd Floor

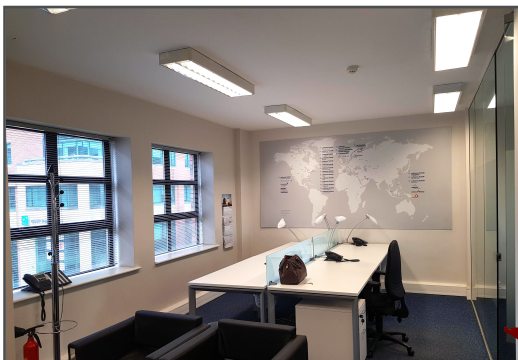
1 Exchange Place, IFSC, Dublin 1

PROPERTY INFORMATION

- Fully Fitted Office Space
- Prime City Centre Business Address
- Unrivalled Transport Links
- City Centre Amenities
- Presented in Excellent Condition

SPECIFICATION

- Perimeter Trunking
- Cat 5 Cabling
- Carpeted Tiles
- Plastered & Painted Walls
- Cellular Offices, Boardroom & Kitchenette



The available office accommodation forms part of a 4 storey building. The available offices are located on the second floor and comprise a fully fitted unit extending to approx. 965 sq.ft.

SCHEDULE OF ACCOMMODATION



Area	Area (sqm)	Area (sq ft)
2 nd Floor	89.65	965
Total	89.65	965

Parties should satisfy themselves as to the accuracy of the above floor areas

2nd Floor
1 Exchange Place, IFSC, Dublin 1



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LOCATION



Location

1 Exchange Place is located in the heart of the IFSC and provides unrivalled connectivity and accessibility for its tenants. 1 Exchange place is well serviced by public transport with George's Dock Luas stop on it's doorstep and the DART, Dublin Bus, Busáras Central Station and Dublin Bikes all in walking distance.

The surrounding area is home to numerous amenities including restaurants, bars, shops and gyms including: Ely Wine Cellar, CHQ, FlyeFit, Coffeangel, Louis Copeland & Sons and Spencer East.

High Profile Neighbors

The IFSC has attracted leading national and international occupiers from an array of different service sectors including: PWC, AIG, Hubspot, Bank of Ireland and Defa Bank.

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KEY DETAILS

Lease

Available immediately on new lease terms

Viewing

Strictly by prior appointment

Price

On application

BER

BER E1

Solicitors

TBC



CONTACT

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2nd Floor

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