

 **bannon**

Fully Fitted
Plug and Play Opportunity

Part Ground Floor & First Floor
Waterloo Exchange,
Baggot Street Upper, Dublin 4

SUMMARY

The first floor, Waterloo Exchange offers a unique opportunity to occupy 3,843 sq.ft. of fully fitted 'plug and play' modern office accommodation by way of sublease/assignment.

HIGHLIGHTS

- Fully Fitted Office Accommodation
- Own Door Office
- Plug and Play
- Available by way of sublease or assignment to 2nd December 2024



SPECIFICATION

- Full Cat B Fit-out
- Raised Access floors, carpeted throughout
- Suspended ceilings with recessed lighting
- Air conditioning
- Canteen Area
- Open plan layout
- Meeting rooms and boardroom
- Wired for power and data
- CAT 6 Cabling
- Reception area (ground floor)
- 5 car spaces



SCHEDULE OF ACCOMMODATION

| Area | Area (sq m) | Area (sq ft) |
|-------------------|-------------|--------------|
| Reception & Store | 29.25 | 315 |
| Office Space | 327.75 | 3,528 |
| Total | 357 | 3,843 |

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

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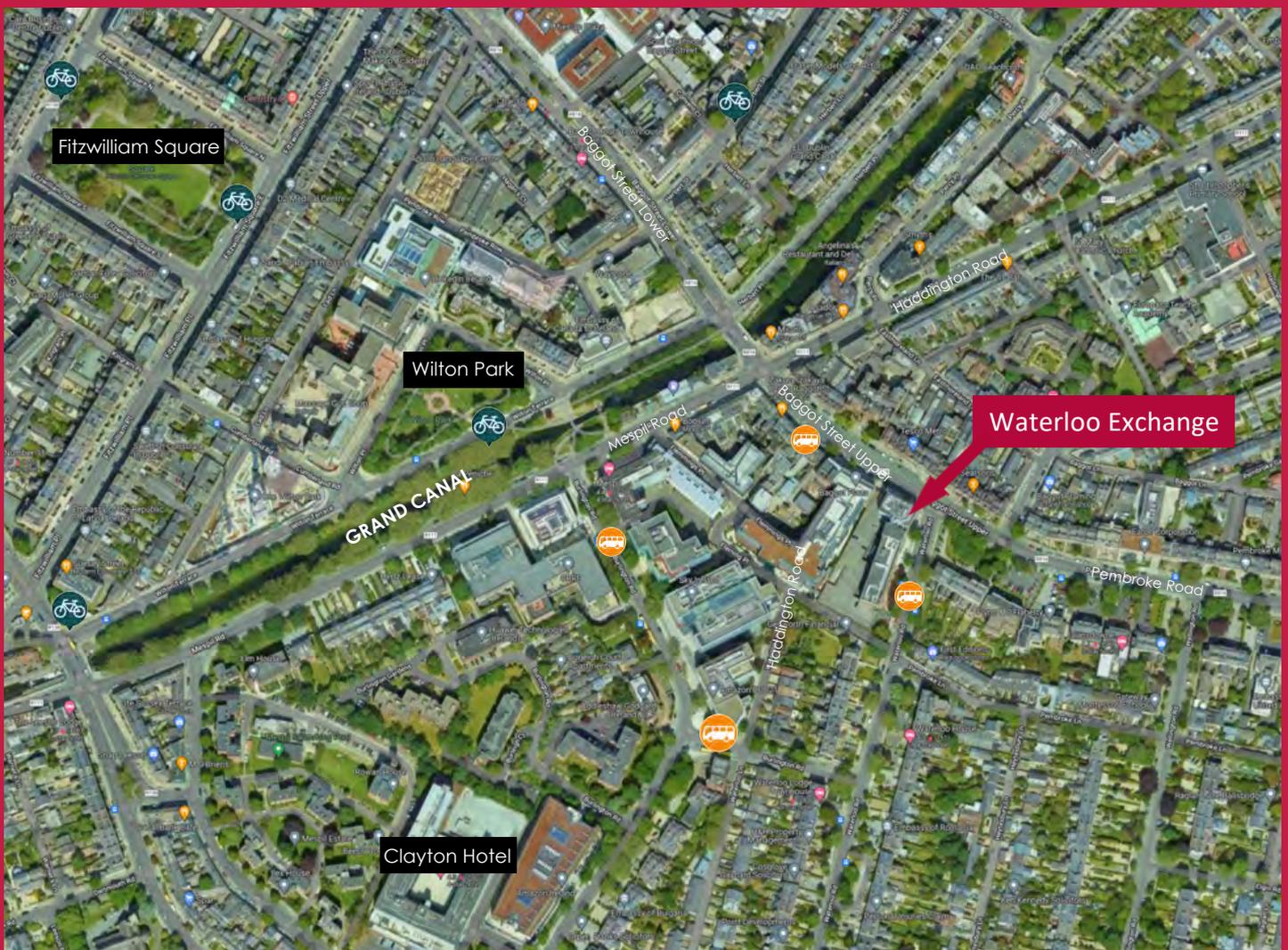
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LOCATION

Waterloo Exchange is located on Upper Baggot Street in the heart of the traditional Central Business District, which is widely viewed as Dublin's finest and most sought-after office location.

Waterloo Exchange is approximately 2.3km south of O'Connell Street and 1.1km north of Ballsbridge. The office building benefits from a prime location in terms of accessibility with excellent public transport links in close proximity, including the DART (10 min walk), LUAS green line (12 min walk) and numerous Dublin Bus routes (on your doorstep).

Upper Baggot Street is home to many National and International companies including; Bank of Ireland, Gerson Lehrman Group, Acteavo, Jazz Pharmaceuticals, Amazon, Jones Engineering and O'Leary Insurance Group.



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KEY DETAILS

Lease

Available immediately by way of sublease or assignment to 2nd December 2024

Rent

On application

Viewing

Strictly by prior appointment with sole agents only



CONTACT

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