

**TWO
BURLINGTON
ROAD**





TWO BURLINGTON ROAD

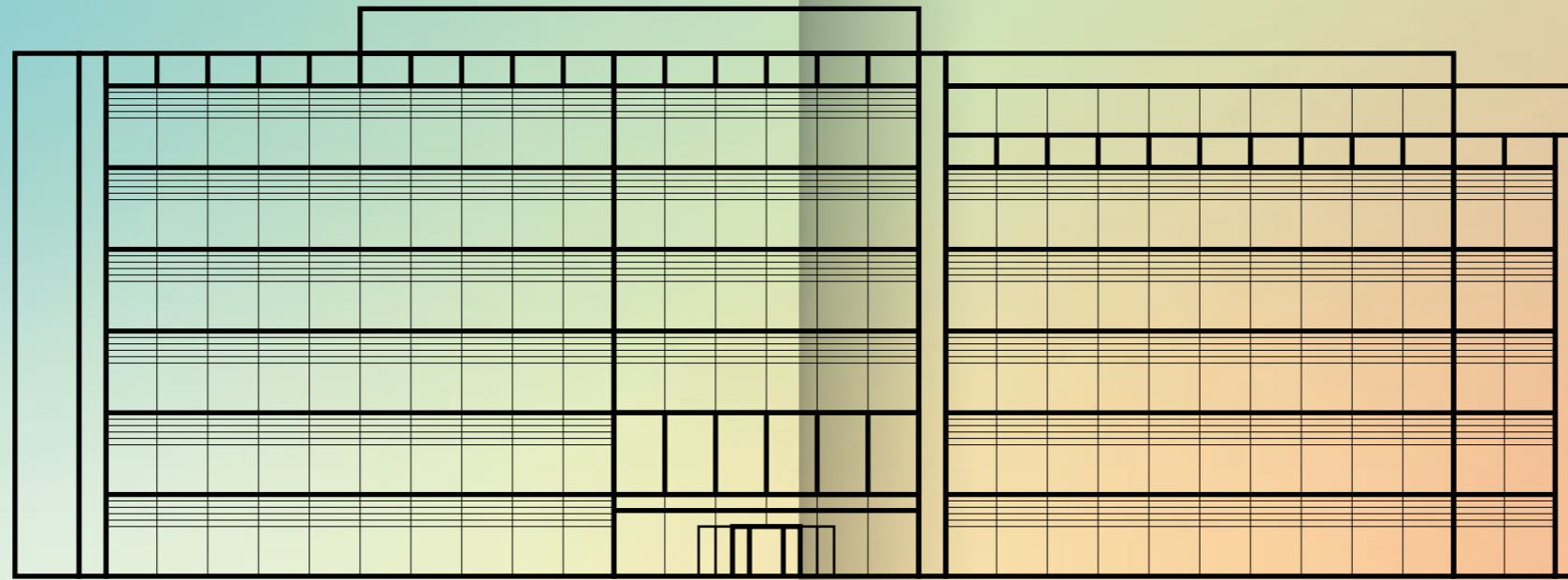
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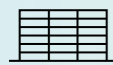
Two Burlington Road comprises six stunning storeys of premium office space in one of the most prestigious parts of South Dublin City.



85,200 SQ.FT OF MODERN GRADE A OFFICE ACCOMMODATION
AVAILABLE IN ITS ENTIRETY OR ON A FLOOR BY FLOOR



Overview



Six storeys over basement office



Typical floor plates of approx. **14,000 sq ft**



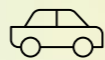
Raised access floors



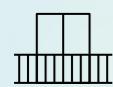
Grade A fully fitted offices



Four pipe fan coil air conditioning



33 underground parking spaces



2,070 sq.ft private terrace area



1,030 sq.ft feature double height reception area



Showers with **lockers and drying room facilities**

118-seater restaurant/cafe

5 tea stations

34 meeting rooms / offices

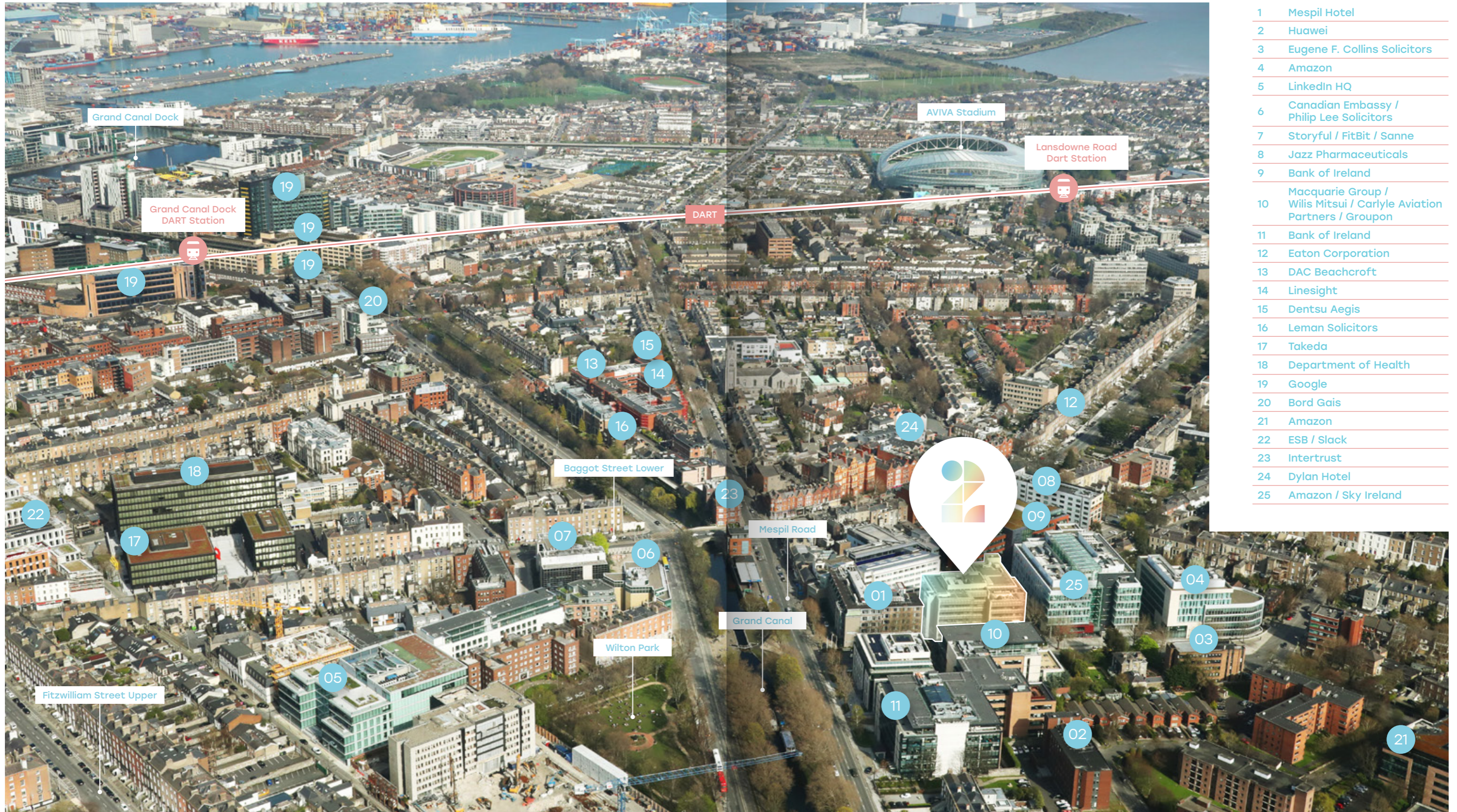
10 individual showers and dedicated locker room

129 bicycle spaces

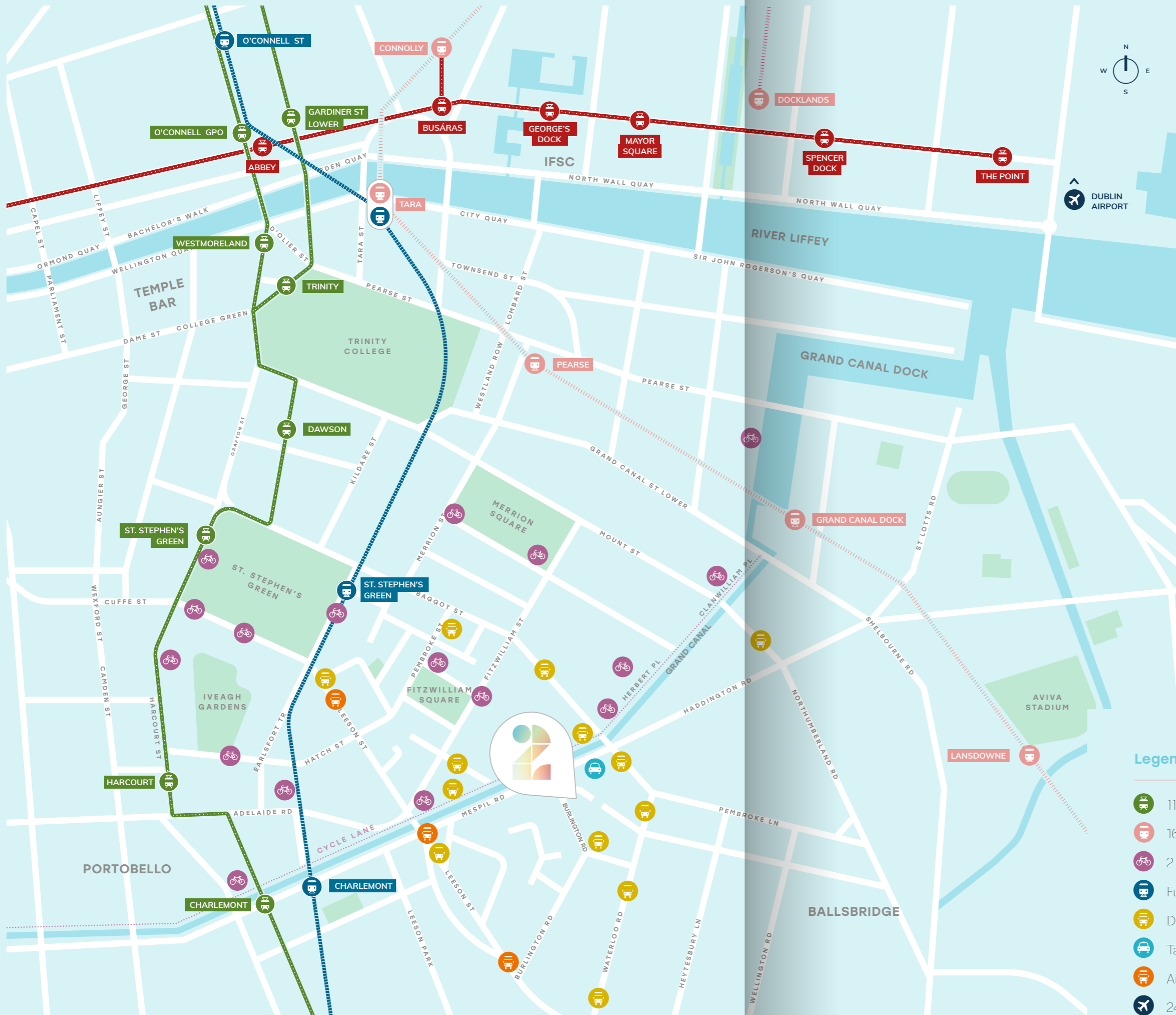
1 basement gym / yoga room

1 dedicated drying room

A prestigious canal-side address for one of Dublin's most desirable office spaces.



- 1 Mespil Hotel
- 2 Huawei
- 3 Eugene F. Collins Solicitors
- 4 Amazon
- 5 LinkedIn HQ
- 6 Canadian Embassy / Philip Lee Solicitors
- 7 Storyful / FitBit / Sanne
- 8 Jazz Pharmaceuticals
- 9 Bank of Ireland
- 10 Macquarie Group / Wilis Mitsui / Carlyle Aviation Partners / Groupon
- 11 Bank of Ireland
- 12 Eaton Corporation
- 13 DAC Beachcroft
- 14 Linesight
- 15 Dentsu Aegis
- 16 Lemnan Solicitors
- 17 Takeda
- 18 Department of Health
- 19 Google
- 20 Bord Gais
- 21 Amazon
- 22 ESB / Slack
- 23 Intertrust
- 24 Dylan Hotel
- 25 Amazon / Sky Ireland



Connectivity

Two Burlington Road is located in the heart of South Dublin City and rubs shoulders with some of the most illustrious firms in the world – including Amazon, LinkedIn, Jazz Pharmaceutical and Philip Lee Solicitors. World-leading tech brands like Stripe, Fitbit, AdRoll and Storyful have flocked to this area, one of the most attractive postal codes in the capital city.

Two Burlington Road overlooks Dublin's famous Grand Canal and benefits from easy connectivity to all major transport networks, including the Lansdowne Road DART, Dublin Bus routes, the Charlemont Street LUAS station (Green Line), various Dublin Bike stations and bus links with Dublin Airport.

Legend

- 11 minute walk to Charlemont LUAS Station
- 16 minute walk to Grand Canal DART Station
- 2 minute walk to nearest Dublin Bikes station
- Future MetroLink stop nearby
- Dublin Bus on doorstep
- Taxi rank nearby
- AirCoach stop nearby
- 24 minute drive to Dublin Airport

Balancing work and play

At Two Burlington Road, achieving the ideal work/life balance is easy. Emerging from this modern office space, the leafy environs of the surrounding area beckon, with the iconic Grand Canal just a short stroll away.

Lining the side streets of the canal are a host of cafés, restaurants and bars, while some of Dublin's most beautiful parklands — Herbert Park, Merrion Square and St Stephen's Green — are in easy reach. On match days, the buzzing atmosphere of the nearby Aviva and Donnybrook Stadiums will charge Burlington Road and its surrounds with excitement.





Dublin Bike



Food Market



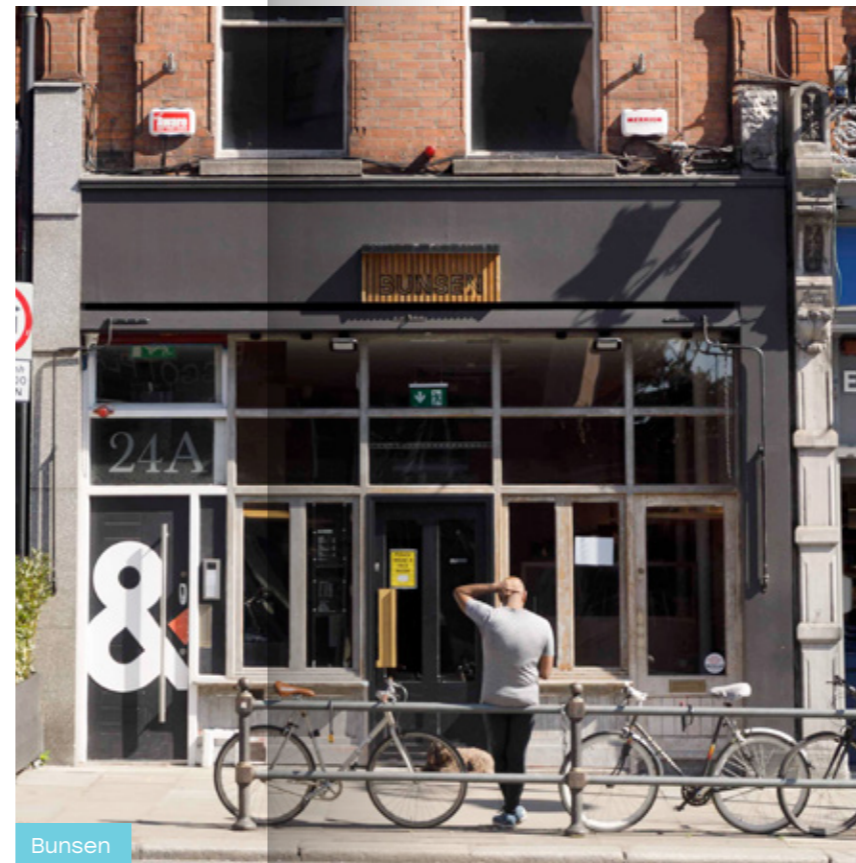
Wilton Park



Angelina's Deli



La Peniche



Bunsen

Cafés, bars and restaurants include:

Starbucks

Bunsen Burger

Angelina's

Donnybrook Fair

Searson's

Rockets

Eathos

The Weekly Food Market

Milano

Coffee 2 Go

Saba

Asador



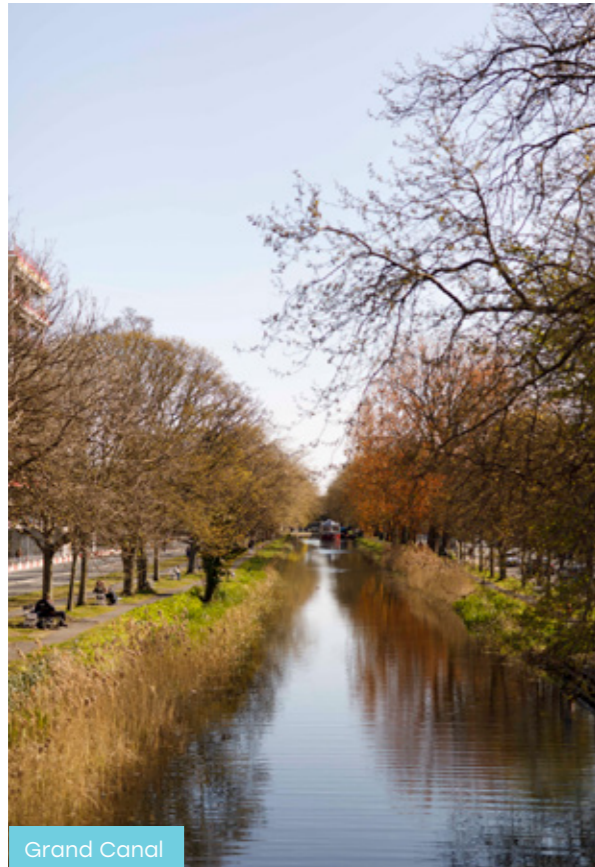
Dime Coffee Co.



Neighbourhood Wine



Charlemont Luas Stop



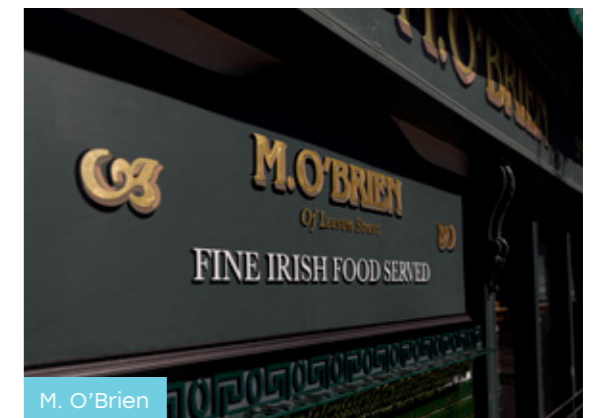
Grand Canal



Grand Canal



3fe Coffee



M. O'Brien

On match days, the buzzing atmosphere of the nearby Aviva will charge Burlington Road and its surrounds with excitement.



Some of Dublin's most beautiful parklands – Herbert Park, Merrion Square and St Stephen's Green – are in easy reach.



The Building

One of Dublin's most sought-after office addresses, Two Burlington Road lends grandeur to this important street.

Clad in gleaming glass, this standalone office is contemporary in style and superbly designed, with some of the world's most high-profile tech headquarters just a short stroll away.

With views over the Dublin Mountains and the nearby Grand Canal, Two Burlington Road seamlessly merges cutting edge facilities with beautiful surroundings.



Fit out:

- Regular rectangular shaped open plan fully fitted floor plates
- Mixture of open plan and cellular offices
- Terrace area and balcony on the 5th floor
- Large fitted canteen facility

Specification:

- Raised access floors with Cat 6 Data Cabling
- 2.7m typical floor to ceiling height
- Recessed lighting
- Four pipe fan coil air conditioning
- Comms Room with racking
- 3 x 13 passenger lifts
- Shower and changing facilities

This Grade A standalone workspace is contemporary in design and fully-fitted with world-class office features. Each floor of Two Burlington Road features a boardroom and meeting rooms, while office spaces are fully fitted with desks and chairs.





Fully fitted office space provides space for collaboration and creativity.



A double-height reception area guarantees a grand entrance to Two Burlington Road, while a large fifth floor balcony is tailor made for relaxation in the open air.



A gym and yoga room in the basement enhance the quality of life of employees and shower facilities include secure lockers and changing rooms. Kitchen facilities and tea stations on each floor make life simple and rewarding for employees. There is also a fully fitted restaurant / cafe area located on the ground floor.

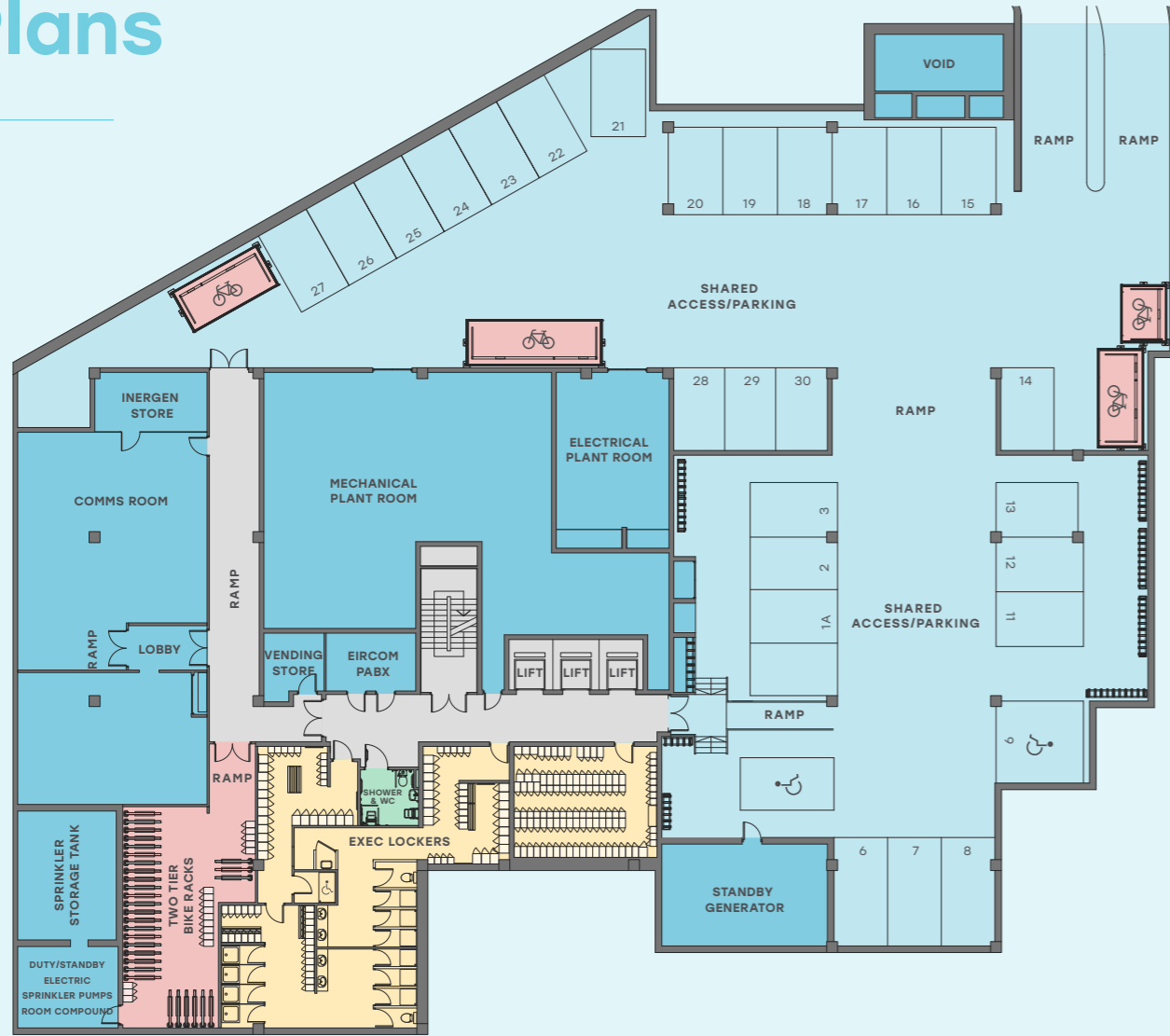
While part of a buzzing city district, Two Burlington Road's balcony and terrace connect indoor space with nature, sky, and city.



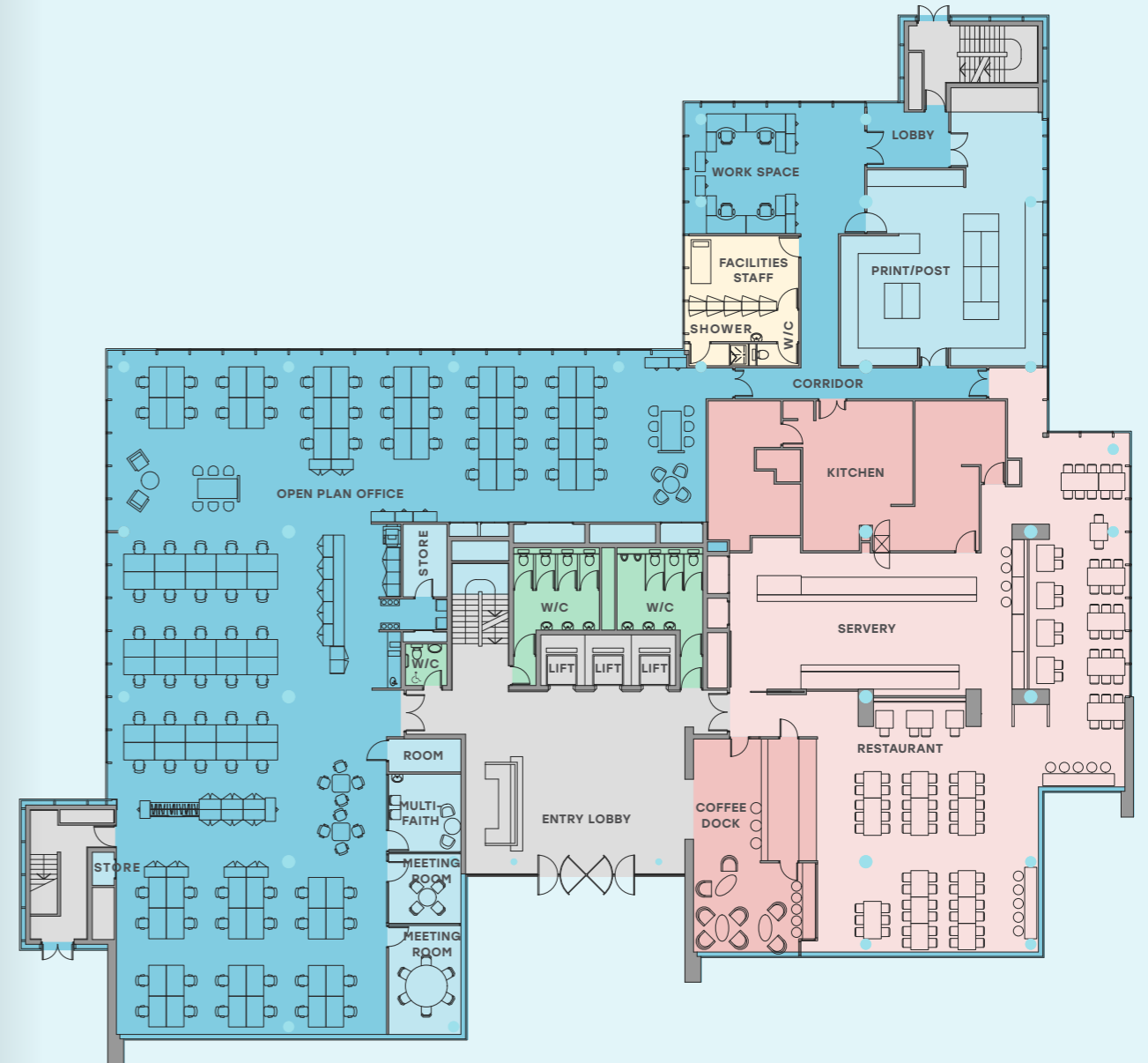
On the 5th floor terrace, light, space and cityscape invitingly unfold.



Floor Plans



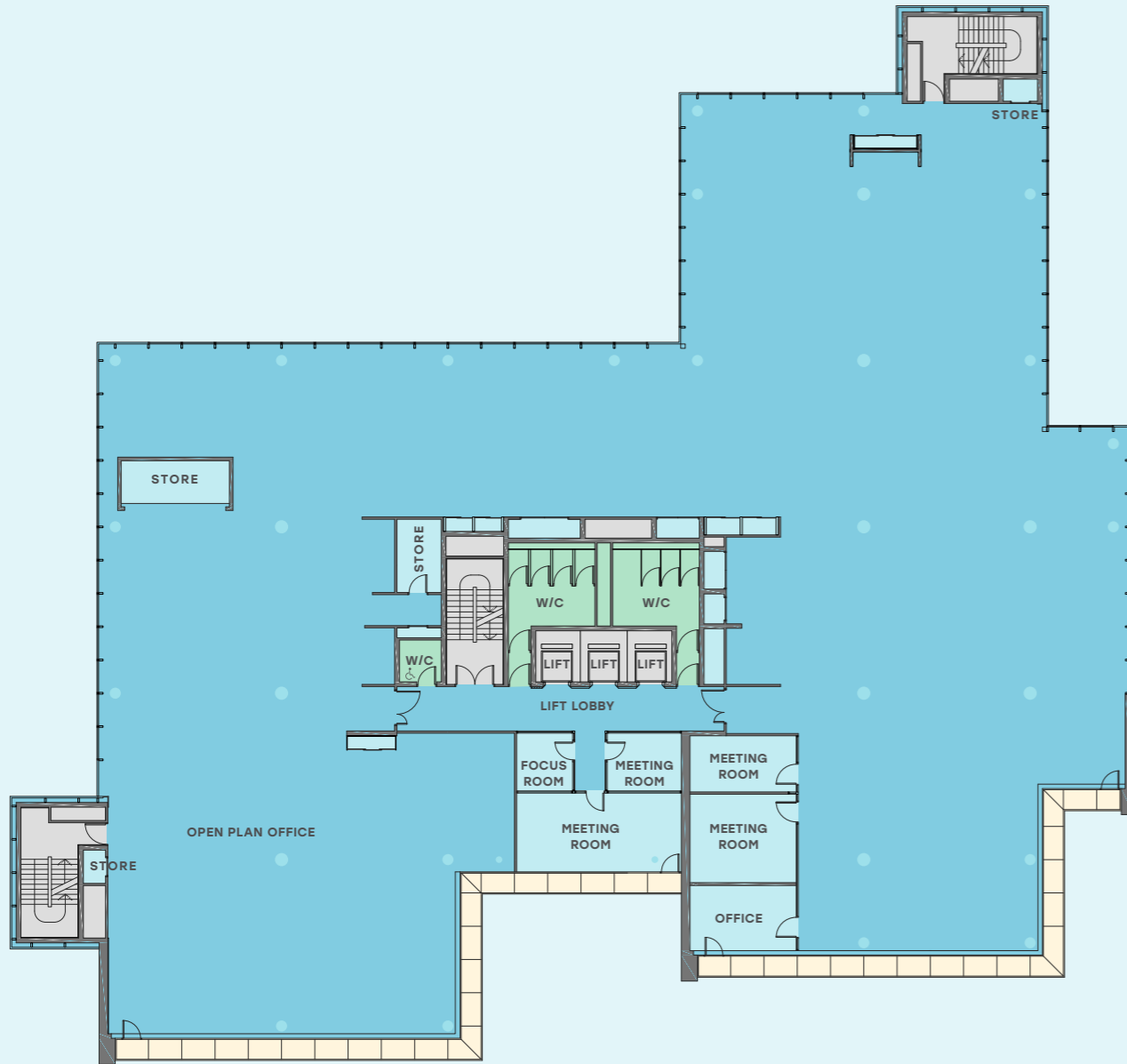
Basement Floor



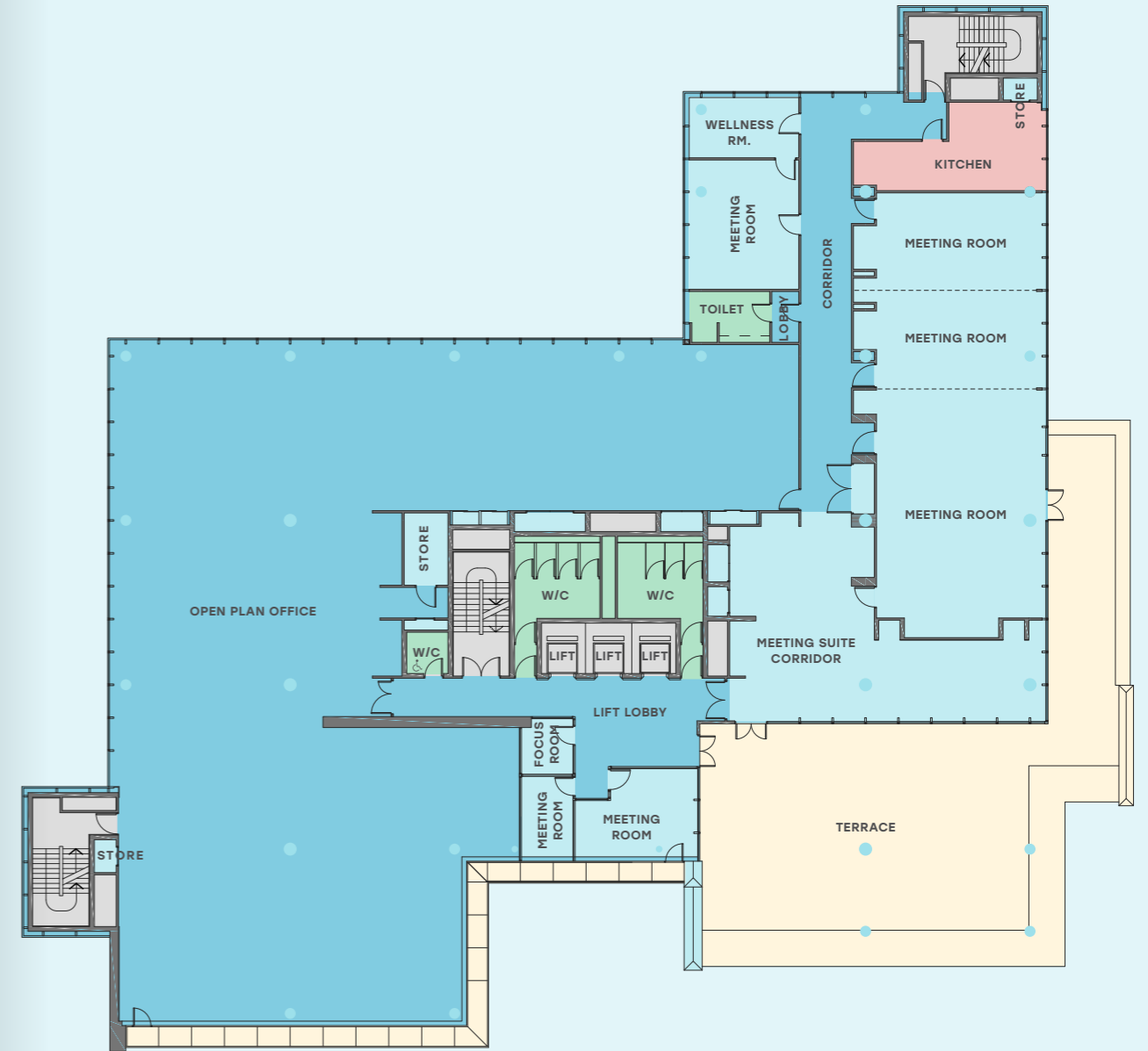
Ground Floor

Schedule of Accommodation

FLOOR AREA	SQ.M.	SQ.FT.
Storage (Basement)	360	3,875
Reception	95.6	1,030
Ground Floor	1,216.9	13,099
First Floor	1,215	13,078
Second Floor	1,311.3	14,115
Third Floor	1,314.4	14,148
Fourth Floor	1,311.2	14,114
Fifth Floor	1,090.9	11,742
Total (NIA)	7,915.3	85,201
Fifth Floor Terrace	192.3	2,070

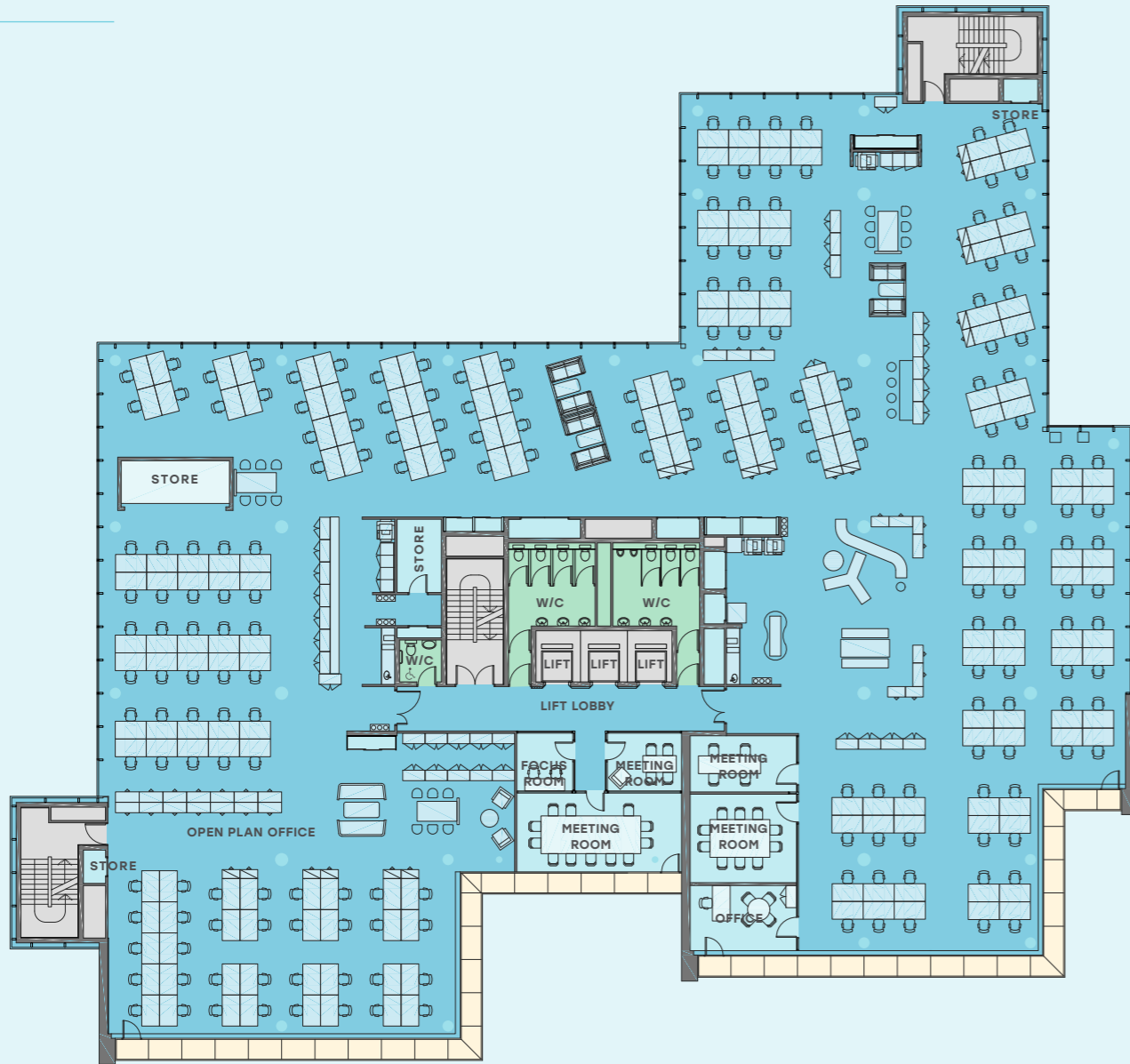


Typical Floor
(1st-4th)

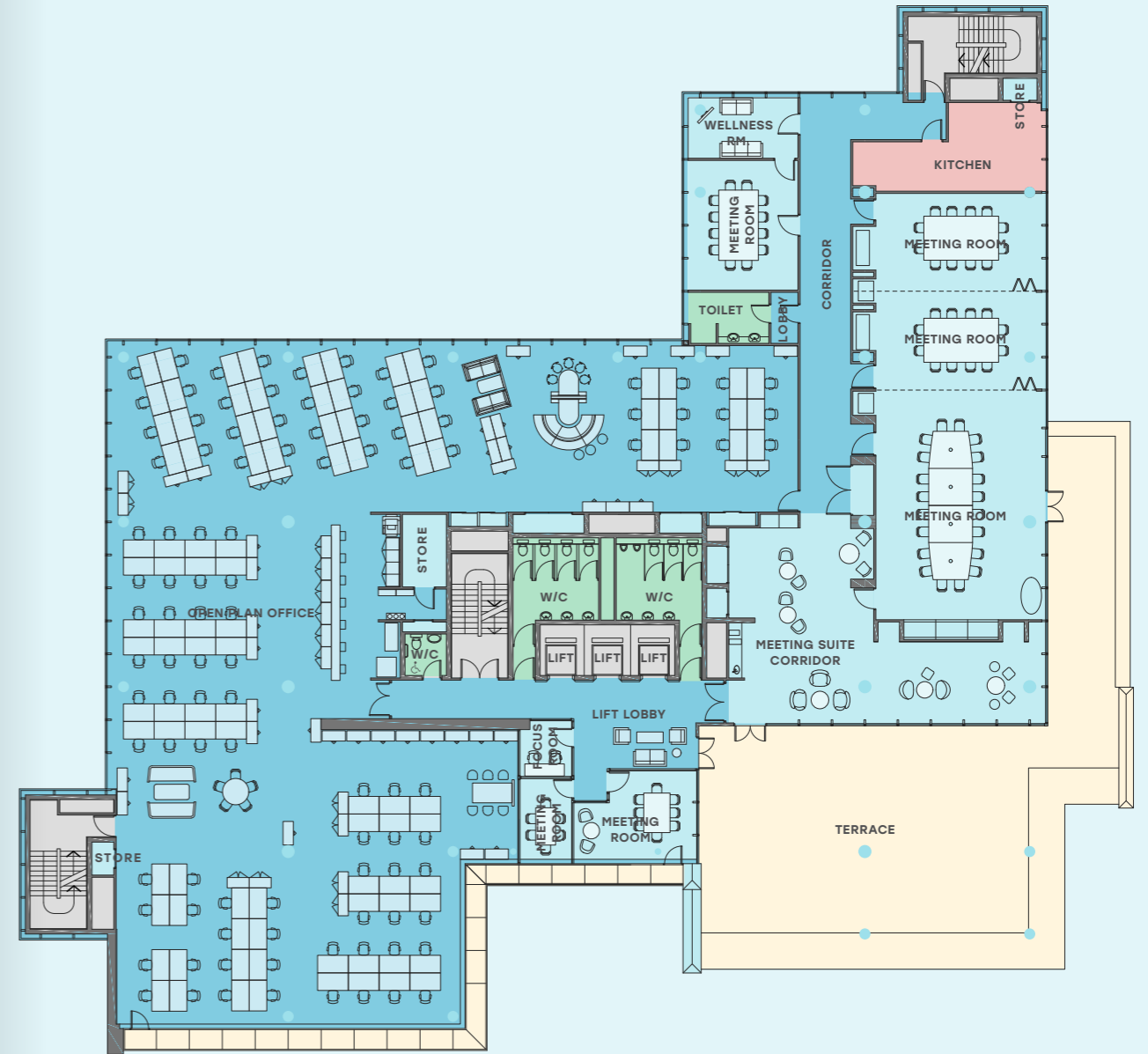


5th Floor

Space Plans



Typical Floor
(1st-4th)



5th Floor



Further Information

Availability

By way of flexible sublease or assignment to 2027, please contact the sole agents for further information.

VAT

VAT is not applicable on the subject rent.

BER Rating

BER C2

Viewings

Strictly by appointment through the sole letting agents.



[cushmanwakefield.ie](https://www.cushmanwakefield.ie)

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Disclaimer: Conditions to be noted:

A full copy of our general brochure conditions can be viewed on our website at www.cushmanwakefield.ie/en-gb/terms-of-use or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA No. 002222.

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