


Subject to Contract/Without Prejudice

To Let



Address	2 Grand Parade, Grand Canal, Dublin			
Floor Area	SQ M	SQ FT	Car Spaces	Cycle Bays
Ground Floor	1,403	15,393	25	126
First Floor	1,719	18,503		
Second Floor	1,753	18,869		
Third Floor	1,545	16,630		
Fourth Floor	1,017	10,947		
Fifth Floor	791	8,514		
Sixth Floor	552	5,942		
Seventh Floor	371	3,993		
Total (NIA)	9,178	98,792		
Construction Commences	May 2020			
Availability	Q2, 2022			
LEED	Gold (Target)			
BER Certificate	A3 (Target)			
Wired Score	TBC			

<p>Description</p>	 <p>(Reception Area)</p> <p>2GP will comprise a seven storey over a basement office building, extending to an area of over 98,792 sq.ft. Net Area (9,178 sq.m. Net Area).</p> <p>The building will feature setbacks at 3rd, 4th, 5th, 6th, and 7th floor levels, an external terrace area at 5th, 6th and 7th floor levels offering panoramic views across Dublin 6 and the leafy.</p> <p>Typical floorplates will extend to approx. 20,000 sq.ft. and the development will benefit from 25 underground car parking spaces and 126 bike spaces with associated staff facilities. 2 GP will be designed for single or multiple tenancies, constructed and finished to the highest standard featuring LEED Gold V4 accreditation and A3 BER Certification. Siteworks have recently commenced with the developer planning to be on site in January 2020.</p>
<p>Landlord Specification</p>	<ul style="list-style-type: none"> • Raised access floors with floor boxes 1 per 10 sq m • Carpet tiles/allowance • Metal suspended ceiling tile • Recessed light fittings • Air conditioning (Four pipe fan coil) • Plastered and painted walls • Completed core areas including basement showers and changing area • 100 lockers • 16 Showers • 2.70 m Floor to ceiling heights
<p>Quoting Rent / Service Charge / Rates</p>	<p>TBC</p>