


Subject to Contract/Without Prejudice

Sub Lease
Building 3, Spencer Place, Dublin 1



Address	Building 3, Spencer, Place, Dublin 1				
					
Floor Area (NIA)	Floor	SQ.M.	SQ.FT.	Car Spaces	Bike Spaces
	Lower Ground	575	6,190	22	Ample
	GF. Office	449	4,830		
	Mezz	596	6,415		
	First	1,102	11,867		
	Second	1,136	12,231		
	Third	1,134	12,210		
	Fourth	1,136	12,231		
	Fifth	1,135	12,220		
	Sixth	817	8,793		
	Total	8,080	86,987		
Location	<p>Building 3 forms part of the reimagined Spencer Dock, this new urban campus of four buildings that are powered by 100% renewable energy.</p> <p>Situated in the heart of Dublin's Docklands, near transport links such as the Luas Red Line, Connolly Train Station, several bus routes, cycle lanes, and the planned MetroLink.</p>				
Building Description	<p>CAT A to include – Raised access floors, suspended ceiling throughout, perforated metal tiles, recessed LED lighting, and 4 pipe fan coil units. Building 3 is a modern and highly efficient workplace designed to enhance productivity and comfort for its occupants. It combines functionality, aesthetics, and energy efficiency to create an optimal environment that promotes productivity, comfort, and employee satisfaction.</p>				
Lease Terms	To let on a sublease basis.				
BER Certificate	A3				
Rent	On Application				
Service Charge	TBC				
Rates	Not yet rated. To be confirmed.				

