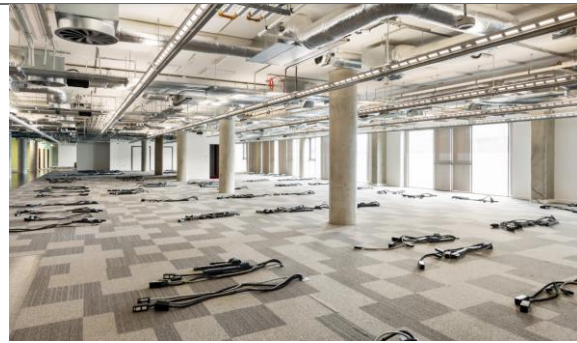
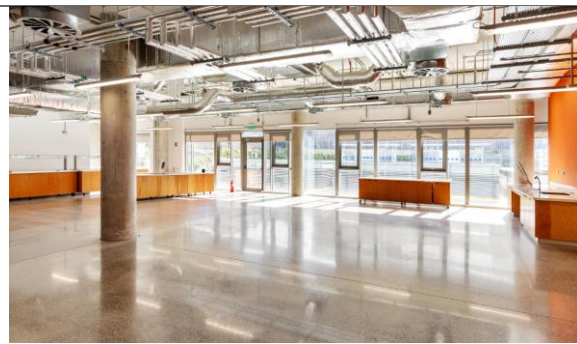


Subject to Contract/Without Prejudice

To Let
The Beckett, East Wall, Dublin 3





Address

**The Beckett,
East Wall,
Dublin 3**

Location	<p>Introducing a fully fitted 178,000 square-foot office building spanning five expansive floors. This building boasts a seamless blend of modern design and functionality, set out as a contemporary office space in the city.</p> <p>One of the standout features of this property is the expansive terrace on the fifth floor, offering breathtaking panoramic views overlooking the city skyline and the serene sea. This unique outdoor space is ideal for relaxation, informal meetings, or corporate events, adding a distinctive touch to the building's appeal.</p> <p>In addition to its impressive interior and exterior amenities, the property offers practical conveniences for commuters and employees alike. With accommodation for 135 car spaces and ample bicycle parking facilities, transportation and accessibility are seamlessly integrated into the building's design.</p> <p>The building's typical floorplates are generously sized, offering over 31,000 square feet of versatile space. This allows flexible layouts and configurations to suit various business needs and requirements.</p> <p>This property represents an exceptional opportunity for businesses seeking a high-quality, well-equipped short-term office space that combines style, comfort, and functionality.</p>
Lease Terms	A new short-term 3-year lease. Details are available on request.
BER Certificate	BER C1
Rent	€30 per sq ft & €3,000 per car space
Rates	Approx €6.50 psf