

Subject to contract/Without prejudice

To Let
Ground, 2nd & 4th floor, Custom House Plaza 2, IFSC, Dublin 1



Address	Ground, 2nd & 4th floor, Custom House Plaza 2, IFSC, Dublin 1		
Floor Area (NIA)	SQ.M.	SQ.FT.	Car Spaces
Ground Floor:	254	2,734	TBC
2nd Floor:	584	6,366	15 (Please note no Vat is applicable on the 2 nd floor)
4th Floor:	592.8	6,381	15
Total	2,031	15,481	30
Location	<p>Custom House Plaza is centrally located adjacent to Connolly Station which provides for mainline DART, Rail and Luas services. The IFSC is Ireland's leading financial district with several leading occupiers including KPMG, Citi Group, Zurich and Wells Fargo.</p> <p>The property's pivotal location in the IFSC allows occupiers to take advantage of an array of amenities in the immediate area including CHQ Shopping Centre, SV Fitness health club together with numerous bars and restaurants.</p>		
Building Description	<p>Custom House Plaza offers occupiers a opportunity to avail of modern office accommodation which is laid out to provide a mix of open plan and cellular office space. Internal specification includes plastered and painted walls, raised access floors, air conditioning, Cat V cabling, suspended ceilings incorporating new LED Lighting and high-speed passenger lifts.</p>		
Lease Terms	Available on a new lease.		
BER Certificate	BER – B3 - C1		
Quoting Rent	<ul style="list-style-type: none"> • €45 per sq ft • €3,500 per car parking space 		
Service Charge	<p>Service charge: Approx €9.50 per sq ft (Net)</p>		
Rates	Approx €6.72 per sq ft		