

Subject to Contract/Without Prejudice

**To Let By Way of Flexible Subletting
Part 10th & 13th Floor, Block A, George’s Quay Plaza, Georges Quay, Dublin 2**



Address	Part 10th & 13th Floor, Block A, George’s Quay Plaza, Georges Quay, Dublin 2		
Floor Area (approx.)	SQ FT	SQ M	Car Spaces
Part Tenth Floor	2,446	227	3
13 th Floor	1,001	93	
Total (NIA)	3,447	320	
Location	<p>Georges Quay Plaza is located within an imposing tower within Dublin’s South Dockland’s. Georges Quay is a building with impressive street presence and boasts panoramic views of the City and River Liffey.</p> <p>The office is located between the IFSC, Traditional Core and South Docks. The building has attracted a wide range of financial and professional occupiers including Axa, Allied World Assurance and Amundi Ireland Ltd to name but a few.</p> <p>Georges Quay Plaza offers excellent transport links by way of Train, Luas and numerous Bus routes. The accommodation has excellent communication links with Tara Street DART Station located next to the building and mainline Luas and rail services located nearby at Connolly Station. Numerous bus routes also serve the immediate area. The diversity of transport links provides easy access and gives quick connections to Dublin International Airport via the nearby Dublin Port Tunnel located on the north quays.</p> <p>There is a wide variety of shops, restaurants, bars and leisure facilities in the immediate vicinity.</p>		
Availability	Available to let by way of subletting to August 2027.		

<p>Building Description</p>	<p>George’s Quay Plaza is a prestigious 3rd generation Grade A office block over 13 floors with an impressive reception and feature atrium to high speed passenger lifts.</p> <p>The part 10th floor office extends to approx. 2,446 sq ft and 13th floor extends to approx. 1,001 sq ft and comprises of a boardroom and one office with spectacular views over Dublin City. The office accommodation is predominantly open plan including meeting rooms.</p> <p>Specification:</p> <ul style="list-style-type: none"> • Modern specification • Raised access floors with floor boxes wired for power • Suspended ceilings • Climate control system • Six passenger lifts serving the floor • Impressive ground floor reception area • Amenity zone includes secure changing facilities and showers, lockers and bicycle parking <p>The Fit-out:</p> <ul style="list-style-type: none"> • Meeting rooms • Kitchen facility • Swipe card security system
<p>Lease Term</p>	<p>Available on a flexible sub lease basis to August 2027.</p>
<p>BER Certificate</p>	<p>10th Floor – C2 13th Floor – D2</p>
<p>Quoting Rent</p>	<p>€65 per sq ft €4,000 per car parking space per annum</p>
<p>Service Charge</p>	<p>Approx. €14.19 per sq ft (2023) - Net</p>
<p>Rates</p>	<p>Approx. €6.47 per sq ft. (2023)</p>
<p>Insurance</p>	<p>Approx. €0.47 per sq ft (2023)</p>
<p>VAT</p>	<p>We understand the head tenant is not paying VAT on the rent</p>