Subject to contract/without prejudice

To Let By Way of Subletting
3rd and/or Part 4th Floor, The Reflector, Hanover Quay, Dublin 2

Address	**3rd and/or Part 4th Floor, The Reflector, Hanover Quay, Dublin 2**		
Floor Area	**SQ FT**	**SQ M**	**Car Spaces**
3rd Floor	15,870	1,474	6
Part 4th Floor	8,000	743	3
Total (NIA)	**23,870**	**2,217**	

A full copy of our general conditions can be viewed on our website at http://www.cushmanwakefield.ie/terms, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222.

Location	The Reflector is a landmark office development prominently situated in Dublin 2. With impressive unobstructed water frontage spanning almost 75 meters on Hanover Quay, the integration of The Reflector with the existing dock-front buildings creates a dynamic relationship between old and new. Designed to LEED Gold V4 standards, the building creates an inspiring work environment overlooking Hanover Quay. This iconic six-story over-basement building comprises Nett 11,250m² office floor and 329m² of restaurant space which is now fully let to high-quality tenants. There is a wide variety of shops, restaurants, bars, and leisure facilities in the immediate vicinity.
Availability	Available to assign or sublet immediately.
Building Description	The Reflector is a prestigious 3rd generation Grade A office block over 6 floors with an impressive reception, features an atrium, and high-speed passenger lifts. The 3rd and part 4th floor office offers a potential occupier approx. 8,000 to 23,870 sq ft of floor area with views over the Grand Canal Basin.
Lease Term	Available on flexible terms.
BER Certificate	Ber A3
Quoting Rent	€55.50 per sq ft €4,000 per car parking space per annum
Service Charge	Approx. €6.90 per sq ft (2021 - Building & Estate)
Rates	Approx. €6.50 per sq ft. (2021)
Insurance	€0.40 per sq ft (2021)
VAT	VAT is payable

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