

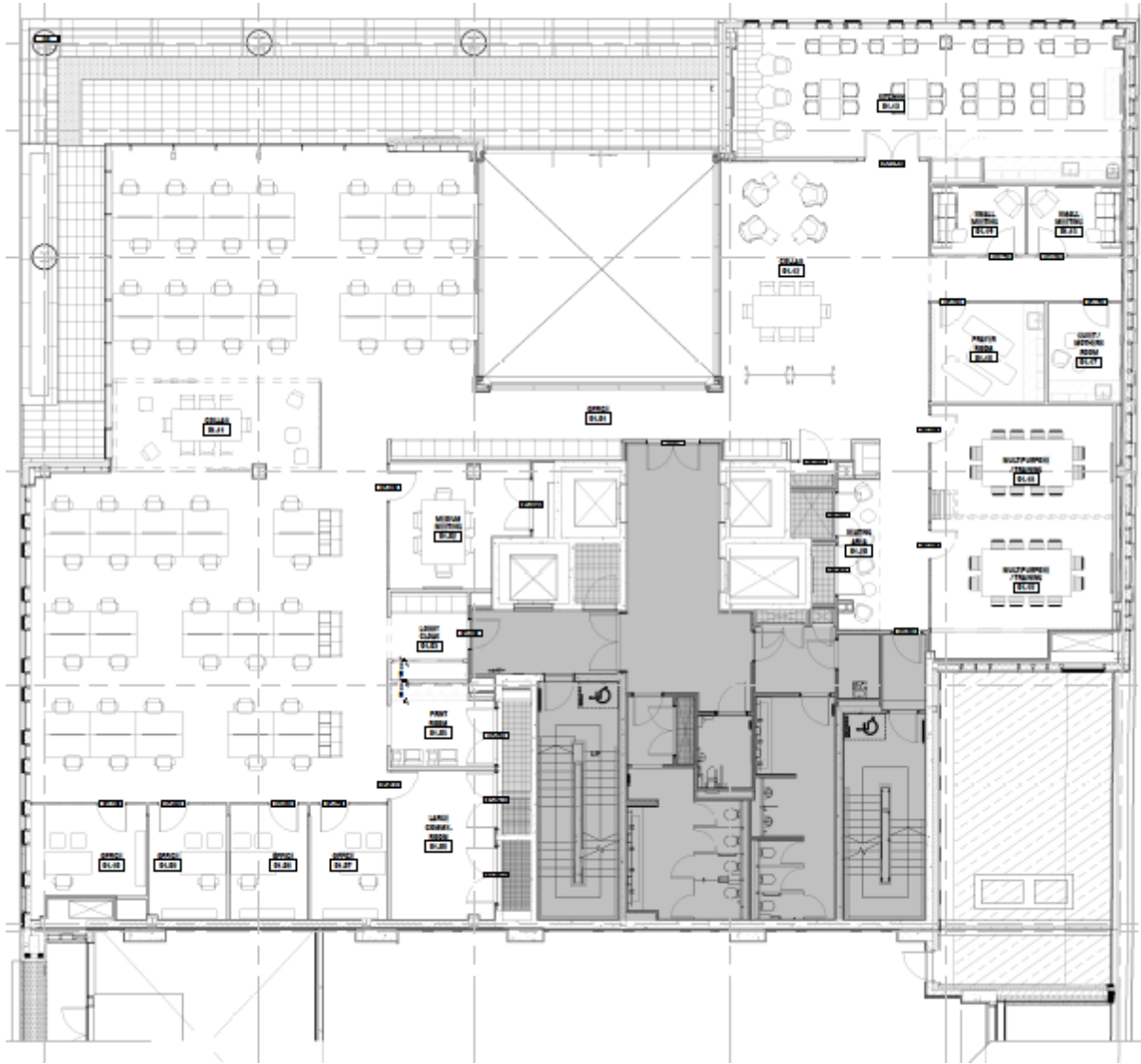
Subject to Contract/Without Prejudice

To Let by Assignment
First Floor, 76 Sir John Rogerson's Quay, Dublin 2



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|---|---|-----------------------|----------------|----------------------------|-----------------------------|
| Address | First Floor, 76 Sir John Rogerson's Quay, Dublin 2 | | | | |
| Floor Area First Floor Total (NIA)* | SQ M 687 | SQ FT 7,393 | Terrace | Car Spaces 2 | Cycle Bays 94 |
| LEED BER Certificate Wired Score | Gold A3 Platinum (tbc) | | | | |
| Specification | <ul style="list-style-type: none"> • 66 Workstations • 3 Board Rooms • 4 Offices • 5 Meeting Rooms | | | | |
| Description | <p>This office space offers exceptional high-quality amenities that enhance functionality and comfort. The offices are fully fitted and turnkey, ready for immediate occupancy. They have a bright and efficient floor plate and impressive 2.8m floor-to-ceiling heights, creating a spacious and airy work environment. Upon entry, tenants and visitors are greeted by an impressive reception and lobby area, setting a professional tone for the space.</p> <p>The interior features suspended ceilings with recessed LED lighting, ensuring a well-lit and modern ambiance. The floor boxes are pre-wired for power and data cabling, offering seamless connectivity, while the 4-pipe fan coil air conditioning system ensures optimal temperature control.</p> <p>A premium executive suite is included, comprising a large boardroom accommodating 12+ persons and additional smaller meeting rooms. A spacious canteen facility provides a comfortable space for breaks and informal meetings. The building is serviced by 4 lifts, including a goods/bicycle lift, with 94 secure bicycle spaces at the basement level and 2 dedicated car spaces for added convenience.</p> <p>For those commuting by bike, shower and drying facilities are located at the basement level. Additional features include a comprehensive sprinkler system, raised access floors with a 150mm floor zone, and a designed occupancy of 1 person per 8 sqm, ensuring safety and efficiency throughout the building.</p> | | | | |
| Lease Term | Available by way of assignment on a 10-year lease from 1 st October 2021 expiring 1 st October 2031 with a Tenant break option at the expiration of 7 years. | | | | |
| Rent | €53.50 per sq ft (NIA) & €4,000 per car space. | | | | |
| Service Charge | 2024 – Available on request. | | | | |
| Rates | 2024 - Approximately €6.69 per sq ft | | | | |

First Floor:



Not to scale, for identification purposes only