





5,848 sqft (543 sqm) net internal area

Fully fitted office for 46 desks

14 Parking Spaces

Shower Facilities



Canteen Facilities



Meeting Rooms



Close proximity to LUAS



Impressive **Lobby** & Reception Area



Secure Bike Storage





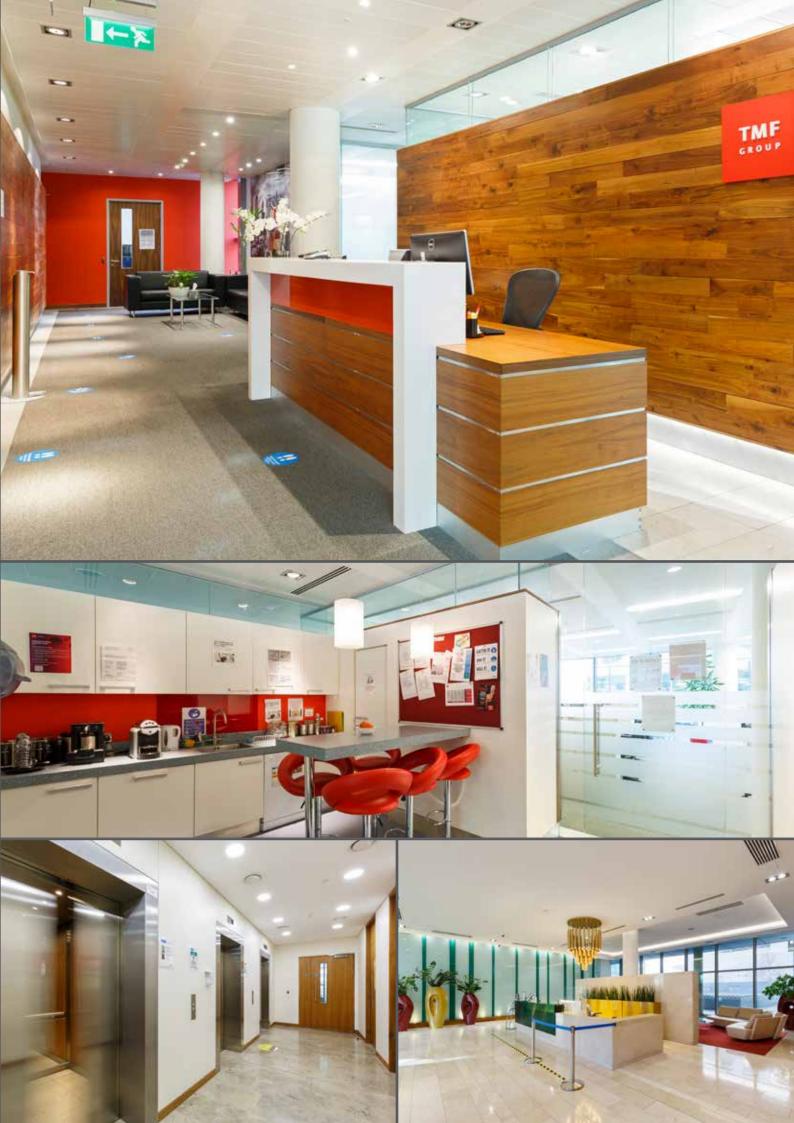


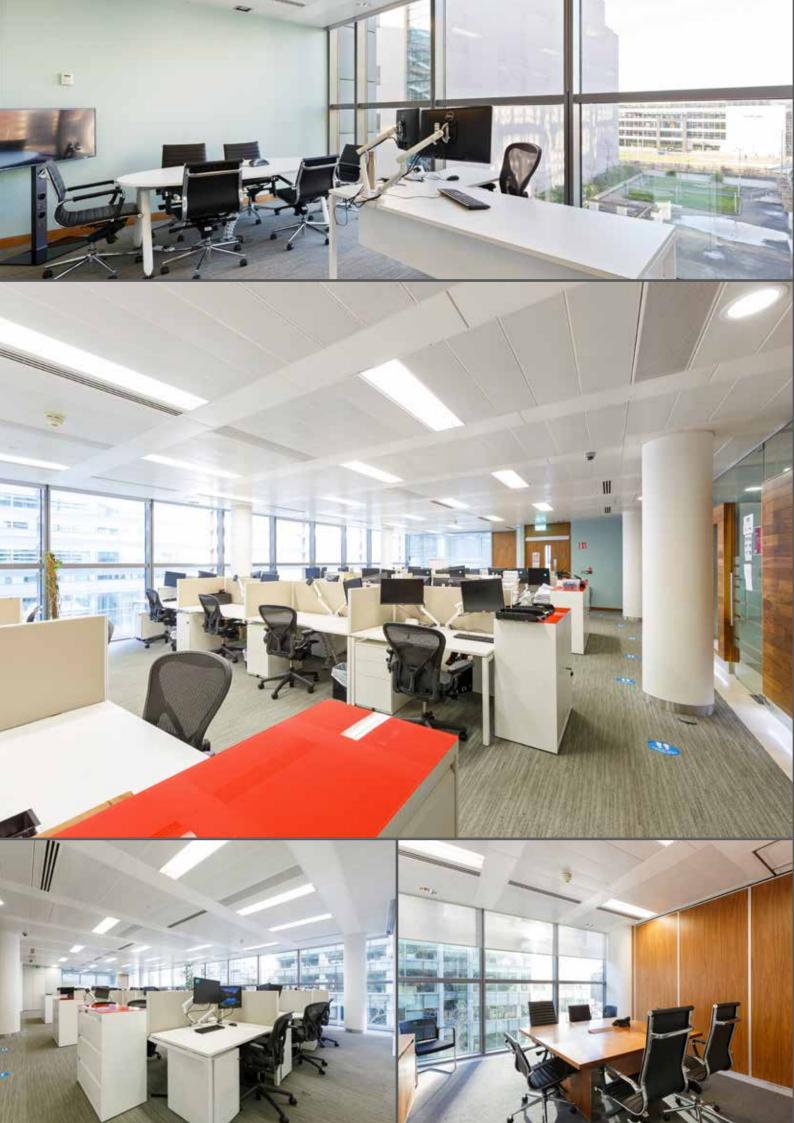
DESCRIPTION

Kilmore House is a Grade A office building with an impressive double height reception and waiting area. The available 3rd floor extends to 5,848 sqft (543 sqm) and comes fully fitted with a turnkey plug and play solution. The majority of the space is open plan with a mix of meeting rooms, private offices and breakout spaces.

SPECIFICATIONS

- Grade A office space available TO LET
- Fully fitted with plug & play solution for 46 desks
- Mix of open plan, private offices & meeting rooms
- Size available: 5,848 sq.ft (543sq.m) net internal area
- 4 Basement car spaces available
- Raised access floors with floor boxes wired for power and data cabling
- VRF air conditioning
- Shower facilities
- Three 12 person lifts
- Kitchenette
- Reception
- Security on-site
- Available immediately

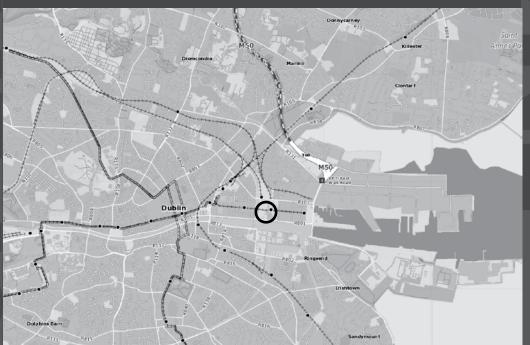




LOCATION

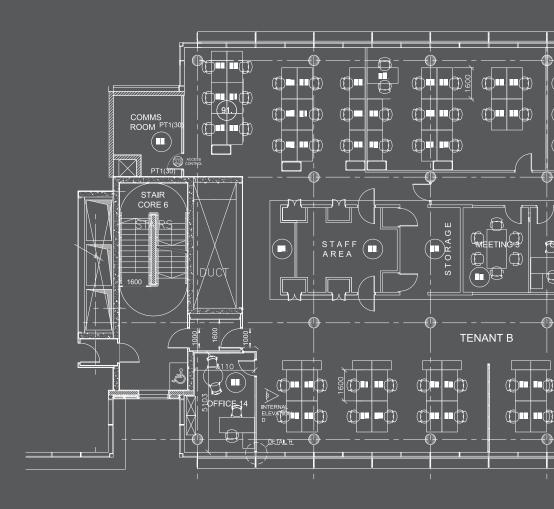
Kilmore House is located in the heart of Spencer Dock, one of the premier locations in Dublin City for both tech and financial occupiers. The property is located adjacent to the new Salesforce Headquarters and The Convention Centre Dublin. The building overlooks Central Square which hosts the Spencer Dock Lunchtime Market for nearby occupiers.

The Luas Red Line is on your doorstep and there are many bus routes serving the IFSC including the AirLink. Bus Aras is a 5 minute walk away providing access for provincial commuters. Both Docklands & Connolly Dart stations are a short walk and there are ample Dublin Bike stations nearby. Surrounding occupiers include Hubspot, Microsoft, WeWork, Gilead, Optum, PWC, The OPW, The Central Bank & A&L Goodbody.



FLOOR PLAN

Description	Sqm	Sqft	Car Parking
Part 3rd floor	543	5,848	4



AVAILABLE SPACE





Rent

On application

Lease:

Available by way of sublease until 31st October 2023

Availability:

Immediately

Viewings:

Strictly by appointment only

St. Stephen's Green House, Earlsfort Terrace, Dublin 2

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848