

PART 3RD FLOOR
KILMORE HOUSE
SPENCER DOCK
DUBLIN 1



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
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LOCATION

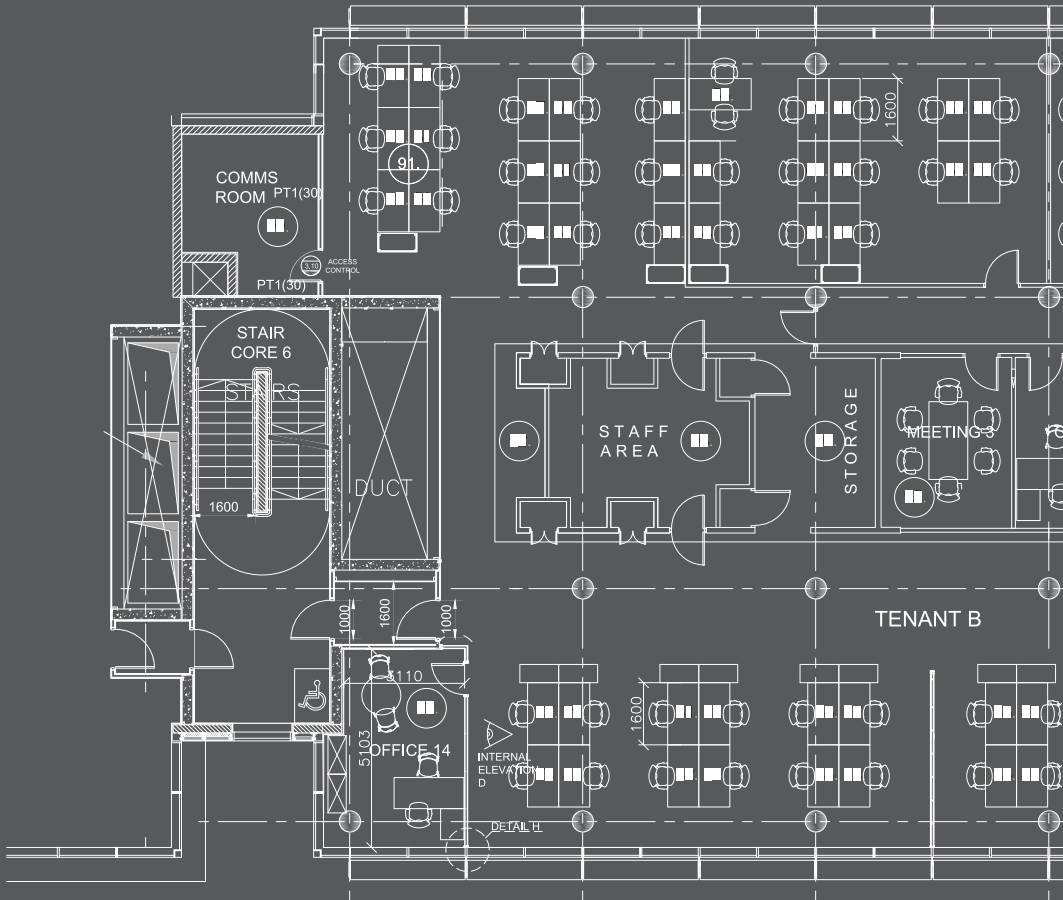
Kilmore House is located in the heart of Spencer Dock, one of the premier locations in Dublin City for both tech and financial occupiers. The property is located adjacent to the new Salesforce Headquarters and The Convention Centre Dublin. The building overlooks Central Square which hosts the Spencer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

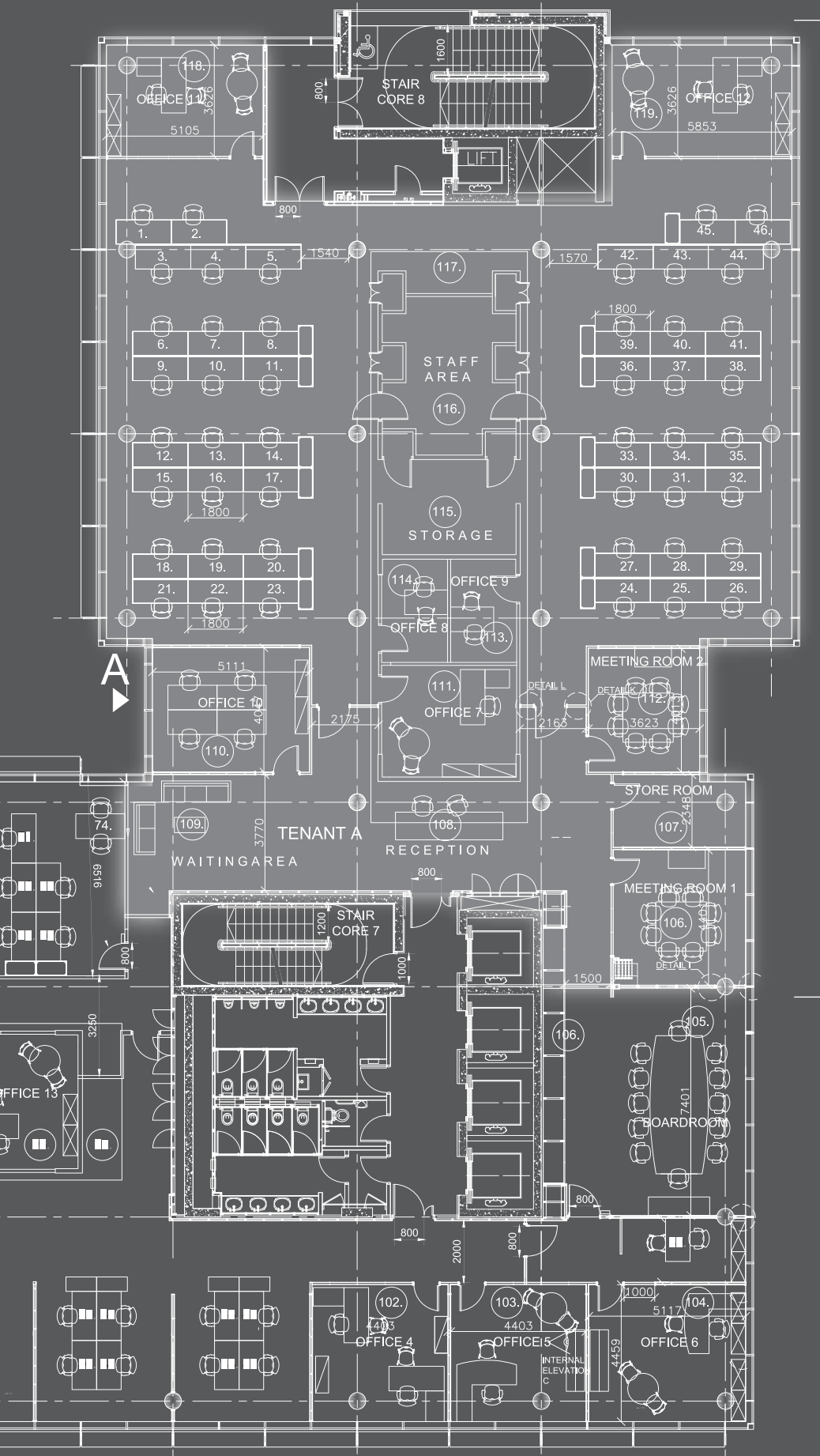
The Luas Red Line is on your doorstep and there are many bus routes serving the IFSC including the AirLink. Bus Aras is a 5 minute walk away providing access for provincial commuters. Both Docklands & Connolly Dart stations are a short walk and there are ample Dublin Bike stations nearby. Surrounding 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

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