

SECOND FLOOR, 110 AMIENS STREET, DUBLIN 1

OFFICE ACCOMMODATION EXTENDING TO APPROX. 329 SQM (3,540 SQFT)

BER D1



01-638 2700

- Reception area
- Dedicated staff kitchen and seating area
- Secure basement parking for 2 cars
- Carpeted floors
- Suspended ceilings
- Raised access floors
- Air conditioning
- Shower and bathroom in second floor lobby





### **LOCATION**

110 Amiens Street is located in the heart of Dublin 1, five minutes from the IFSC, and two minutes walk from Connolly train station and Busáras bus station.

This location provides its occupiers with practically every amenity you can ask for within a 5-minute walk. The building benefits from exceptional transport links including the Red Line LUAS at Connolly just 2 minutes' walk away, ample Dublin Bus stops on Amiens Street servicing both North and South suburbs and a Dublin Bikes docking station at Buckingham Street just a 2-minute walk away.

The location could not be better, positioned in the heart of Dublin's City Centre and with every conceivable amenity on the doorstep. Just minutes' walk from O'Connell Street, Jervis Street and Temple Bar. The adjacent IFSC is a hive of activity offering excellent restaurants, bars, coffee shops and bars.

Surrounding office occupiers include Fáilte Ireland, Irish Water, Citco, Wells Fargo and KPMG.

### **DESCRIPTION**

The available office space extends to 329 sq.m (3,540 sq.ft.) and is located on the second floor of this five-storey modern office building.

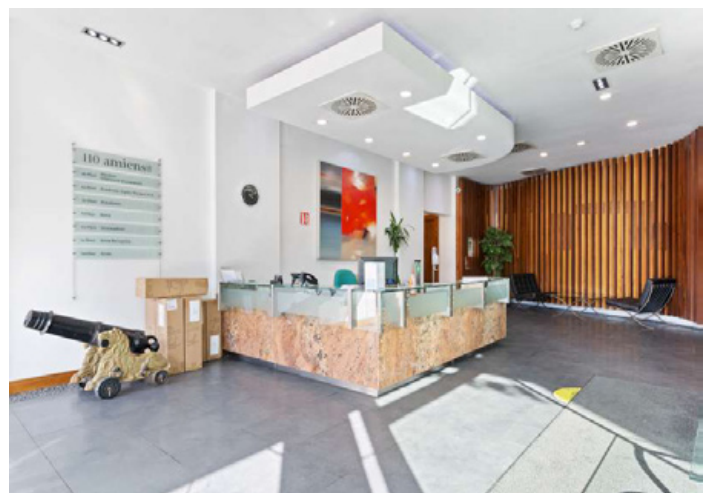
The office has been well maintained and offers a central location for a perspective tenant.

The floor is currently laid out with some internal office partitions and the specifications includes suspended ceilings, raised access floors with floor boxes wired for power and data, carpeted floors, plastered and painted walls and lift serving all floors. The property is currently furnished.

There are bathrooms and a shower in the second-floor lobby and the property also has two secure car spaces and bicycle spaces in the basement.

**ACCOMMODATION**

Floor	Sqm. (NIA)	Sqft. (NIA)
2nd Floor (part)	329	3,540



**BER**

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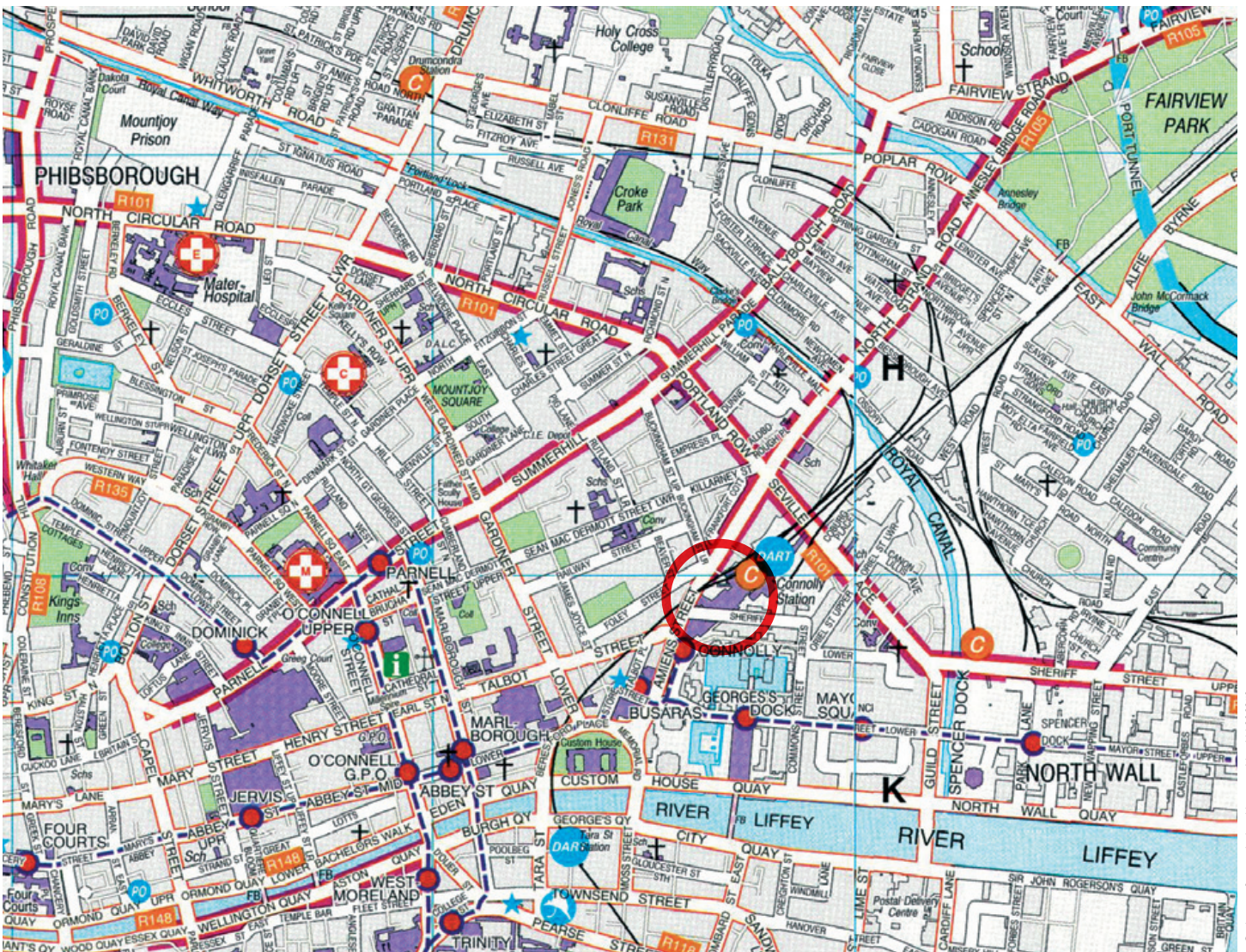
**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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