



ONE & TWO DOCKLAND CENTRAL

GUILD STREET | DUBLIN 1



FEATURES AT A GLANCE



73,075 SQ.FT. OF PLUG
AND PLAY OFFICE SPACE



HIGH-END
KITCHEN FACILITY



IDEAL LOCATION



ACCESS TO
PRIVATE TERRACE



167 SECURE
BICYCLE SPACES



SIT-STAND DESKS
THROUGHOUT



SHOWERS WITH LOCKERS
& TOWEL SERVICE



ACCESS TO RED LUAS
LINE ON YOUR DOORSTEP



40 BASEMENT CAR
SPACES



IMPRESSIVE
RECEPTION



AMPLE COLLABORATIVE
AND BREAK-OUT SPACE



WIREDSCORE GOLD

ONE
DOCKLAND
CENTRAL



ONE & TWO DOCKLAND CENTRAL IS A RECENTLY REFURBISHED AND MODERNISED OFFICE BUILDING IN THE EVER-EVOLVING NORTH DOCKLANDS. HUGE ATTENTION TO DETAIL HAS BEEN GIVEN TO QUALITY FINISHES CREATING THE ULTIMATE WORKING ENVIRONMENT IN THE HEART OF DUBLIN CITY.

3

DESCRIPTION

**THE AVAILABLE FLOORS
PROVIDE OCCUPIERS
THE OPPORTUNITY
TO SUBLEASE FULLY**



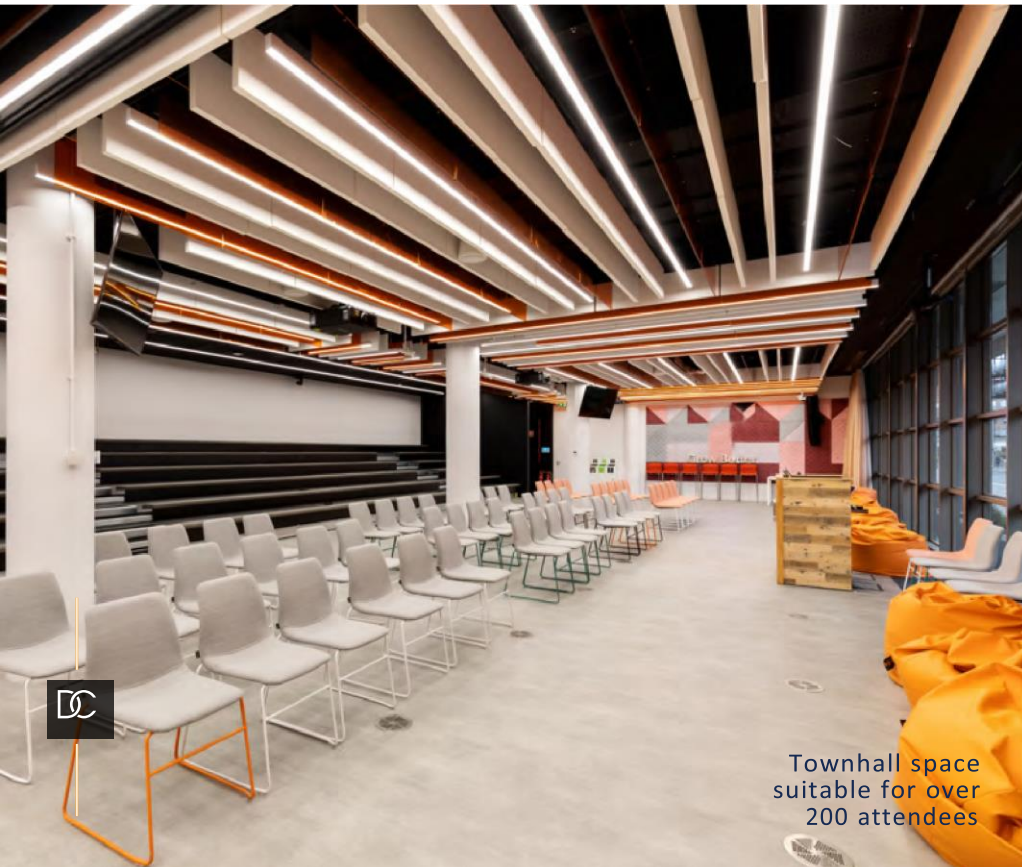


NEARBY OCCUPIERS



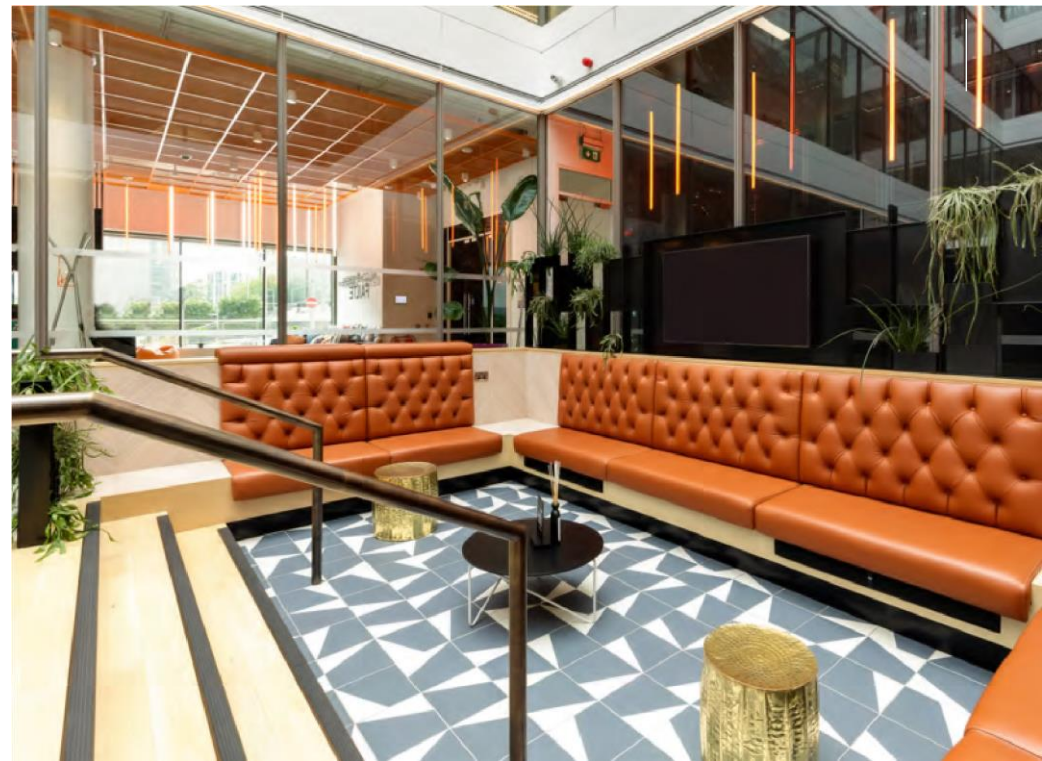
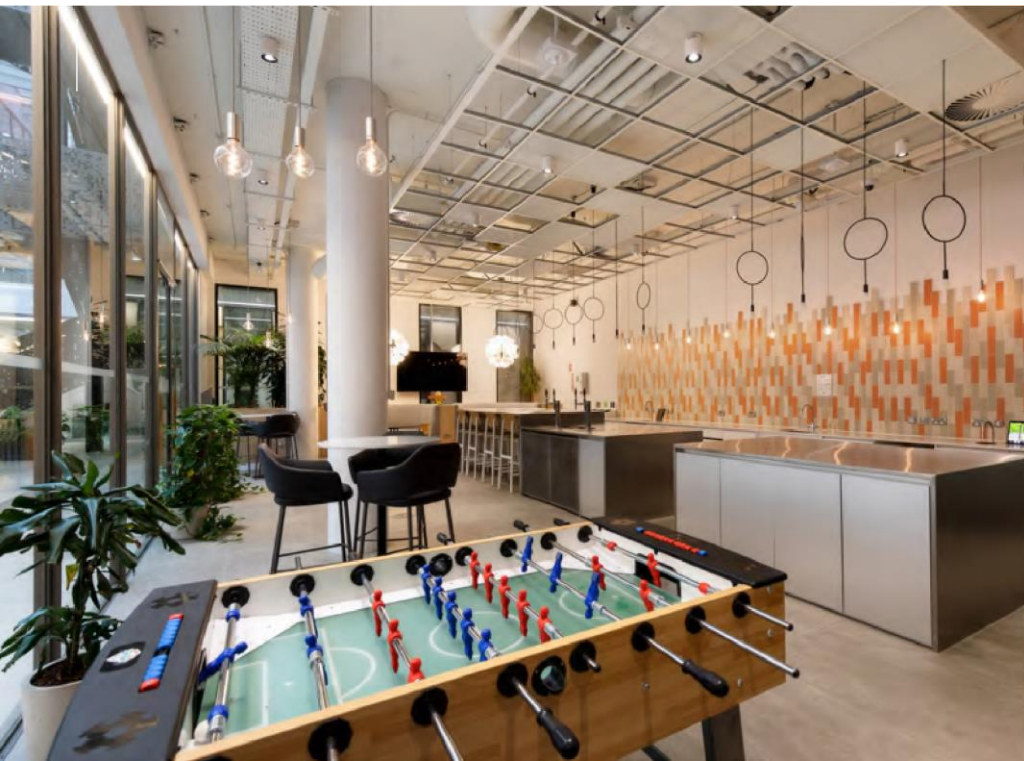
Banc Ceannais na hÉireann
Central Bank of Ireland
Eurosystem

**11,216 SQ.FT TO
73,075 SQ.FT. IDEALLY
LOCATED BETWEEN
MAYOR SQUARE AND SPENCER
DOCK.**



THE PROPERTY PROVIDES A TURNKEY SOLUTION FOR OCCUPIERS AND PROVIDES A WELL-BALANCED OFFICE OF OPEN PLAN DESKS, MEETING ROOMS, PRIVATE OFFICES, BOARDROOMS, BREAK-OUT SPACES AND A HIGH SPEC KITCHENETTE FACILITY. THE LAYOUT LENDS ITSELF TO CHANGE AND OFFERS FLEXIBILITY IN ITS CONFIGURATION.





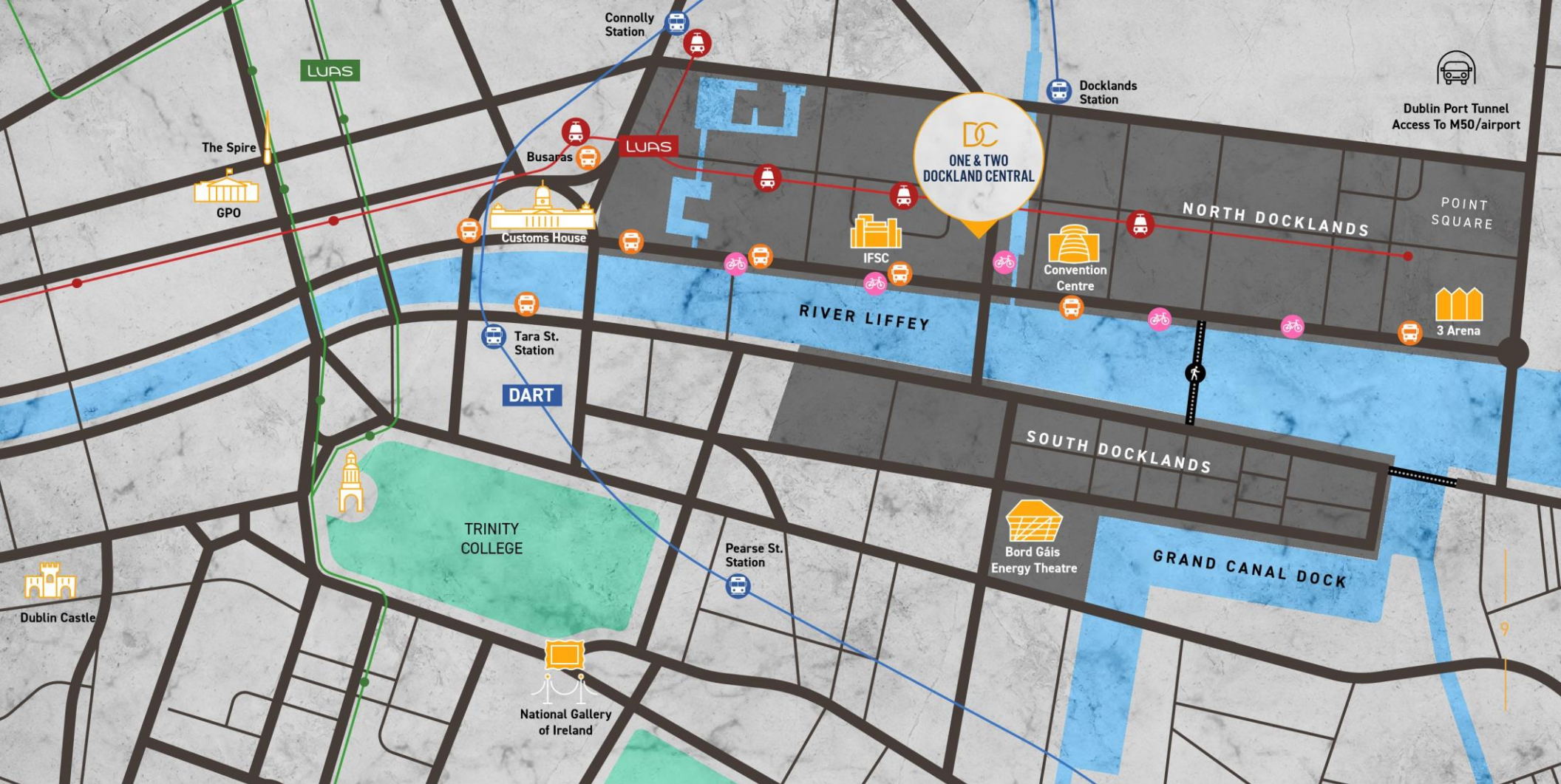
AMENITIES

THE THRIVING LOCATION PROVIDES ACCESS TO AN EXCELLENT MIX OF AMENITIES FROM RESTAURANTS, PUBS AND CAFES TO SOME OF DUBLIN'S TOP HOTELS AND SHOPS.



The Samuel Beckett Bridge, just a five-minute walk offers access to both North and South of the River Liffey.





LOCATION

ONE & TWO DOCKLAND CENTRAL IS LOCATED IN ONE OF DUBLIN'S MOST ACCESSIBLE AREAS. THE LOCATION IS STRATEGICALLY POSITIONED CLOSE TO ALL TRANSPORT LINKS GIVING IMMEDIATE ACCESS TO THE LUAS RED LINE, CONNOLLY STATION AND THE PORT TUNNEL.

WALKING & DRIVING TIMES



Luas Red Line
1 min walk



Dublin Bikes
On your doorstep



Busaras
8 minute walk



Train/DART
Connolly Train Station
8 minute walk
Docklands Train Station
4 minute walk



Dublin Bus
Numerous routes passing
in close proximity



Port Tunnel
Provides a 20-minute drive
to the airport proximity

THE DUBLIN DOCKLANDS DISTRICT

SURROUNDED BY WORLD LEADING COMPANIES...





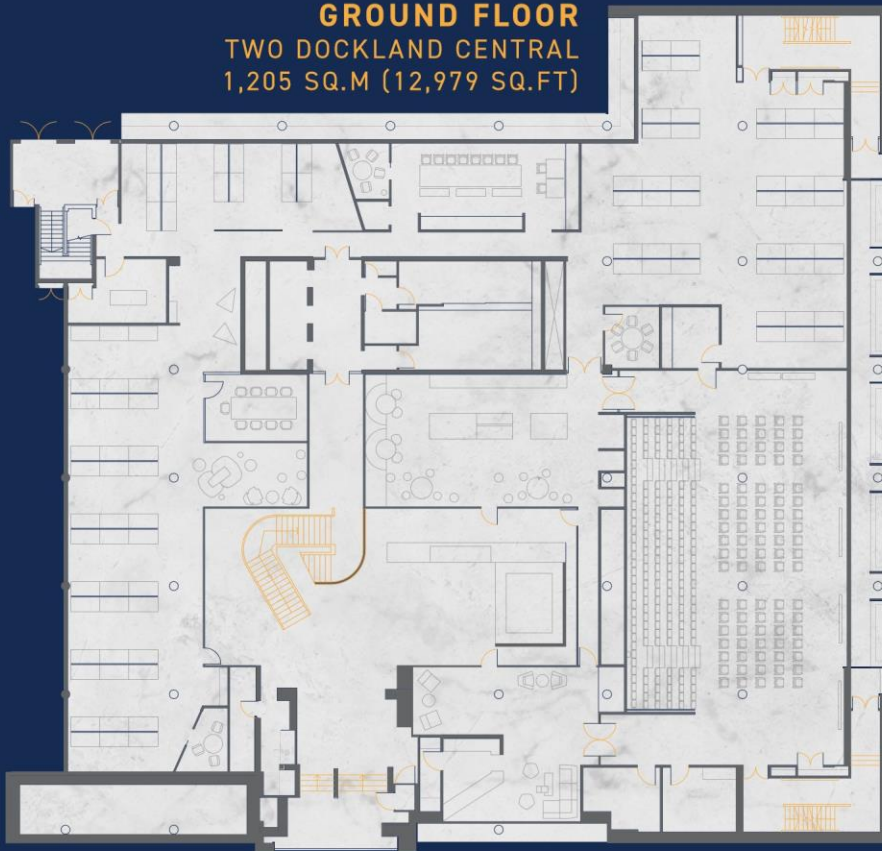
ACCOMMODATION

| DESCRIPTION | SQ.M | SQ.FT |
|--------------------------------------|--------------|---------------|
| GROUND FLOOR Two Dockland Central | 1,205 | 12,979 |
| SECOND FLOOR Two Dockland Central | 1,515 | 16,318 |
| THIRD FLOOR, Two Dockland Central | 1,512 | 16,276 |
| THIRD FLOOR One Dockland Central | 1,513 | 16,286 |
| FOURTH FLOOR One Dockland Central | 1,042 | 11,216 |
| TOTAL | 6,787 | 73,075 |

Floors available on a floor by floor basis.
Areas provided are for guidance purposes only.

FLOOR PLANS

GROUND FLOOR
TWO DOCKLAND CENTRAL
1,205 SQ.M (12,979 SQ.FT)

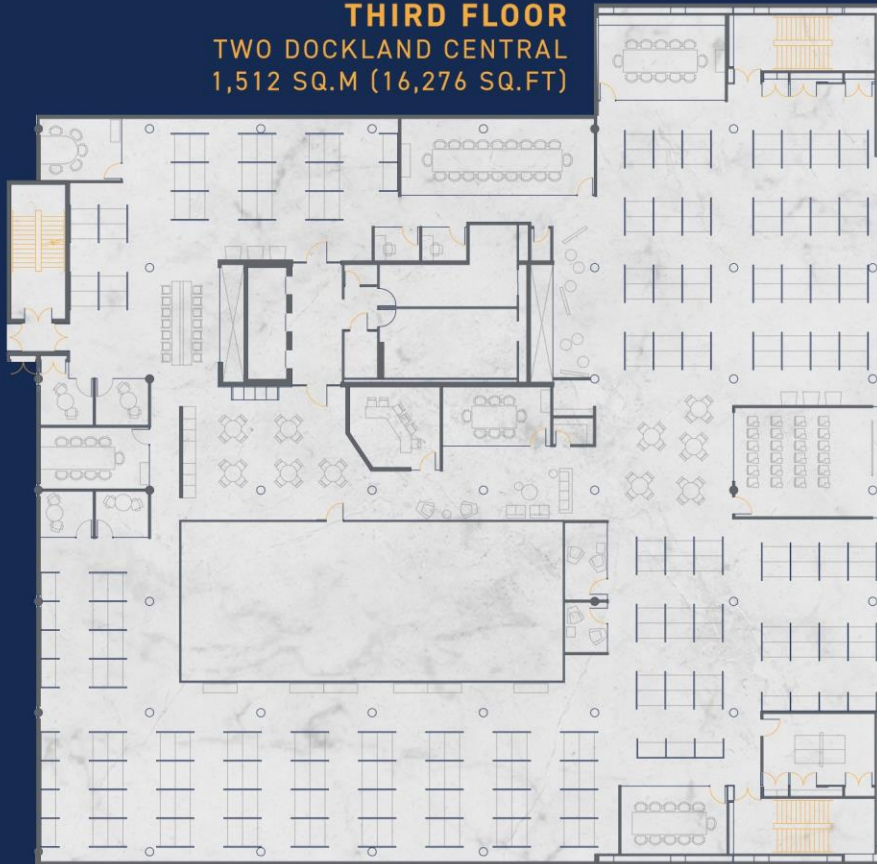


SECOND FLOOR
TWO DOCKLAND CENTRAL
1,515 SQ.M (16,318 SQ.FT)



FLOOR PLANS

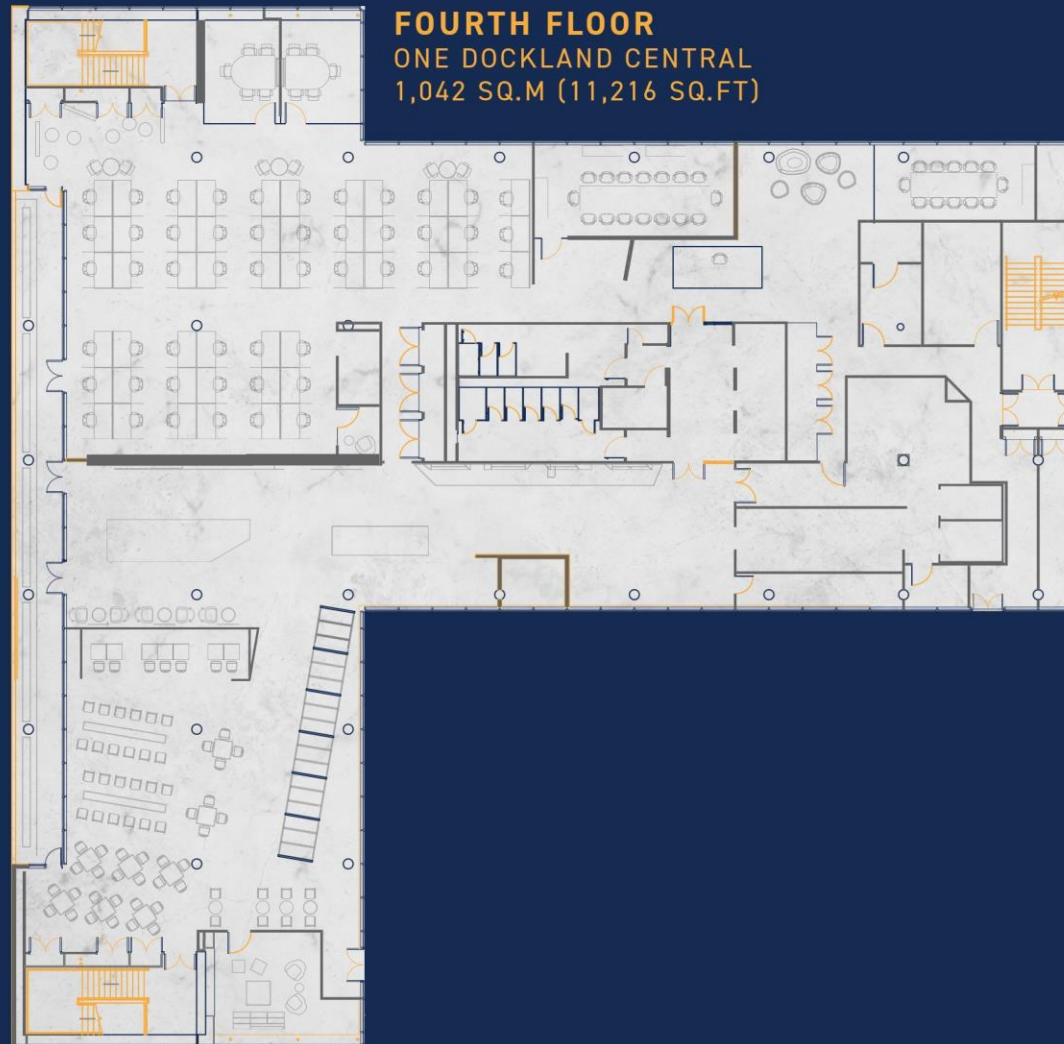
THIRD FLOOR
TWO DOCKLAND CENTRAL
1,512 SQ.M (16,276 SQ.FT)



THIRD FLOOR
ONE DOCKLAND CENTRAL
1,513 SQ.M (16,286 SQ.FT)



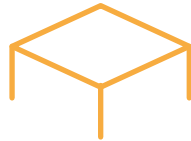
FLOOR PLANS



OUTLINE SPECIFICATION



FULLY FITTED
PROVIDING PLUG
AND PLAY SOLUTION



RAISED ACCESS
FLOORS WITH FLOOR
BOXES WIRED FOR
POWER & CAT 6 DATA
CABLING



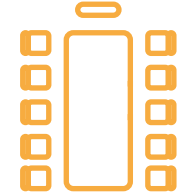
SIT-STAND DESKS
THROUGHOUT



MEETING ROOMS
WITH BOOKING SYSTEM



TOWN HALL FOR
OVER 200+ PEOPLE



BOARDROOMS



FOUR PIPE FAN COIL
SUSPENDED
WITH DISPLACEMENT
VENTILATION SYSTEM



MIX OF EXPOSED
KITCHENETTE
CEILINGS



LED LIGHTING HIGH-END



BREAKOUT ROOMS



BEER TAPS AIR CONDITIONING



AND



ACCESS TO
PRIVATE ROOF



SECURE
BASEMENT BIKE



12 SHOWERS WITH
TOWEL SERVICE AND



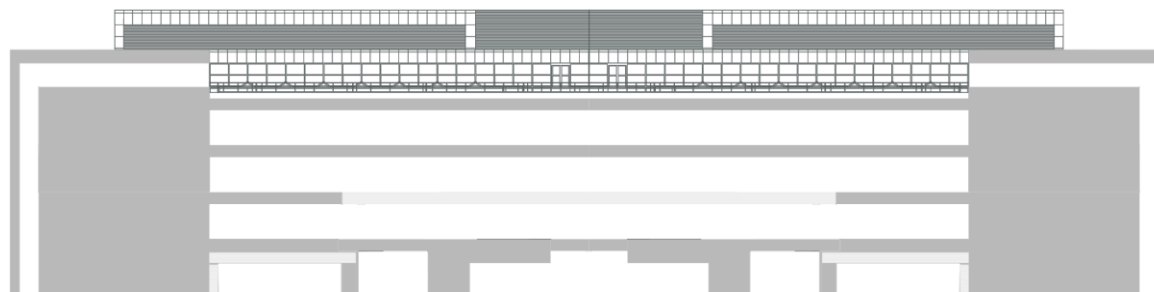
IMPRESSIVE
RECEPTION WITH FULL
FACILITY



40 BASEMENT
CAR SPACES



NO SINGLE USE PLASTICS



TERRACE

PARKING

DRYING I

PREVENT USE OF SINGLE USE PLASTICS.

CONTACT

Conor Lennon

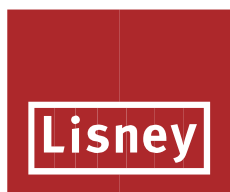
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FURTHER INFORMATION

Lease terms and details available on request.

Viewings strictly by appointment through sole letting agents Lisney

Disclaimer: Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/ Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction





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