



TWO DOCKLAND CENTRAL

GUILD STREET | DUBLIN 1

BER C1

Lisney

FEATURES AT A GLANCE



16,318 SQ.FT. OF PLUG & PLAY OFFICES SPACE



SPLITS OF 5,575 SQ.FT. & 10,010 SQ.FT. AVAILABLE



IDEAL LOCATION



WELL HEALTH & SAFETY RATING



167 SECURE BICYCLE SPACES



SIT-STAND DESKS THROUGHOUT



SHOWERS WITH LOCKERS & TOWEL SERVICE



ACCESS TO RED LUAS LINE ON YOUR DOORSTEP



8 CAR SPACES AVAILABLE WITH OPTION FOR MORE



IMPRESSIVE RECEPTION



AMPLE COLLABORATIVE AND BREAK-OUT SPACE



WIREScore GOLD





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.

DESCRIPTION



THE AVAILABLE FLOORS PROVIDE OCCUPIERS THE OPPORTUNITY TO SUBLEASE FULLY FITTED OFFICE SPACE EXTENDING FROM 5,575 SQ.FT. TO 16,318 SQ.FT. IDEALLY LOCATED BETWEEN MAYOR SQUARE AND SPENCER DOCK.



NEARBY OCCUPIERS

4



Banc Ceannais na hÉireann
Central Bank of Ireland

Eurosystem

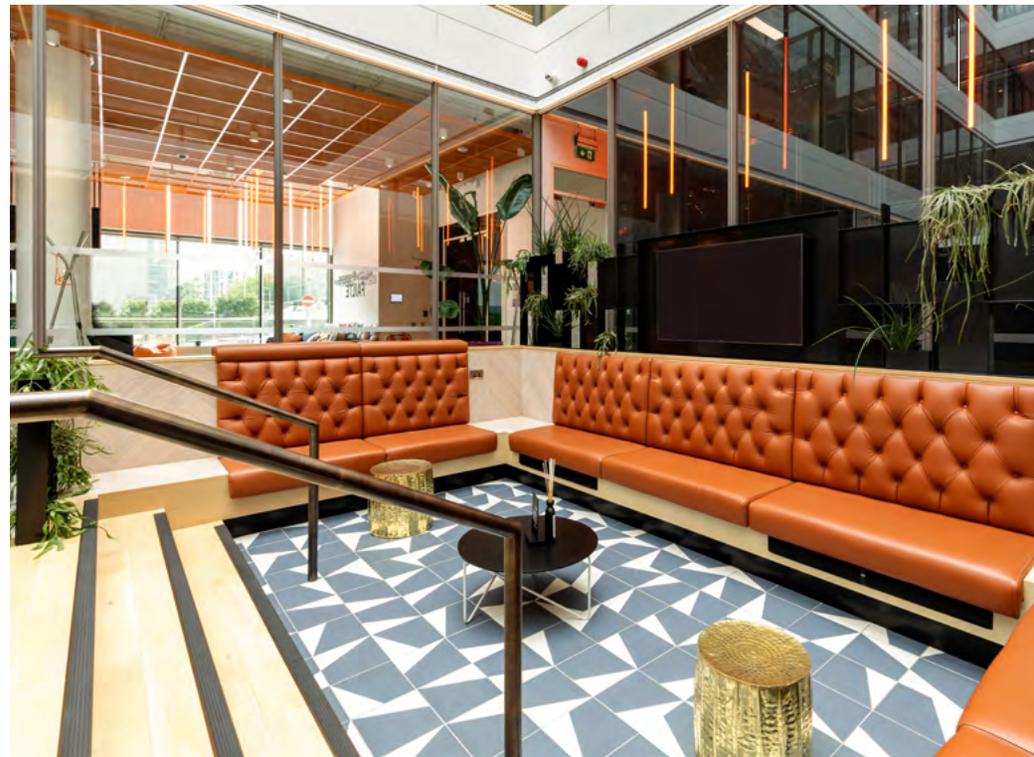
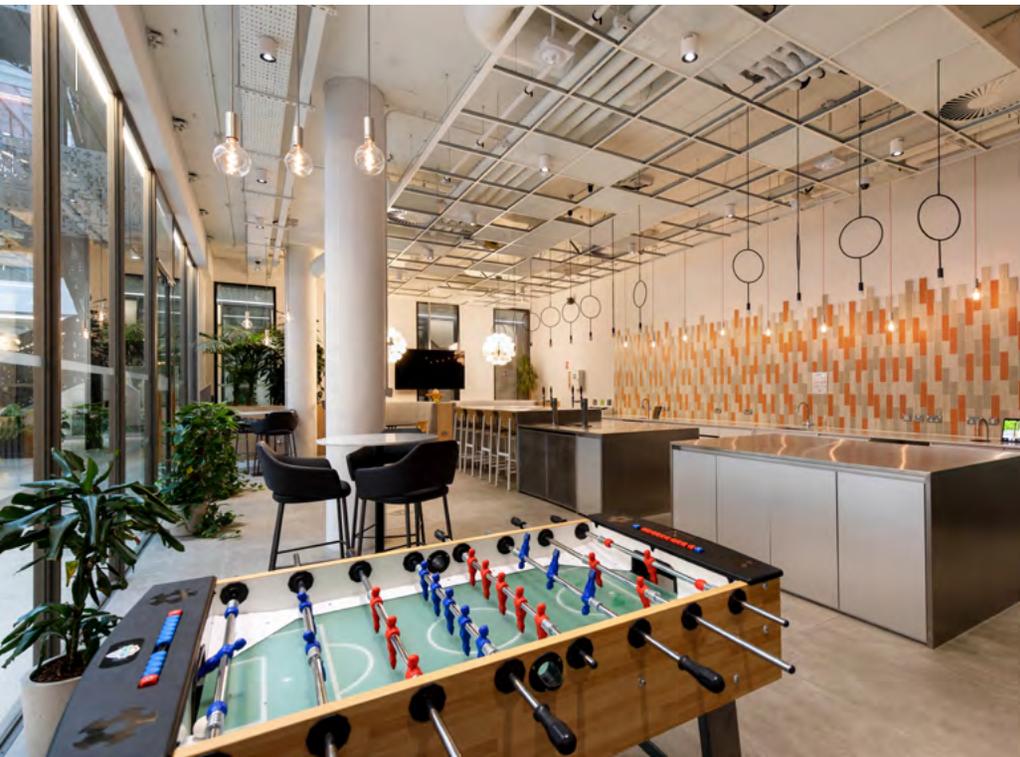


Townhall space suitable for over 200 attendees



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.





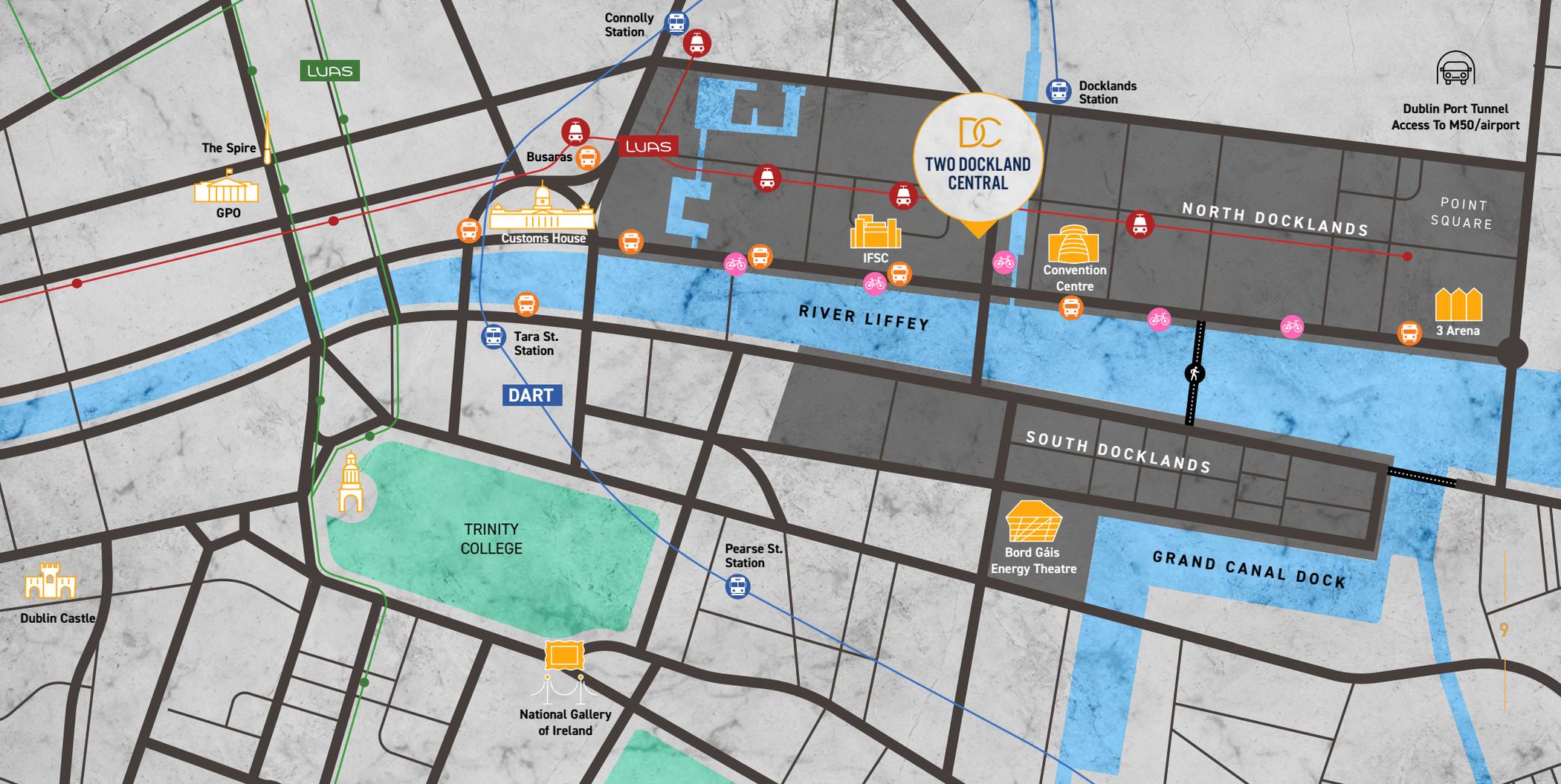
AMENITIES

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

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



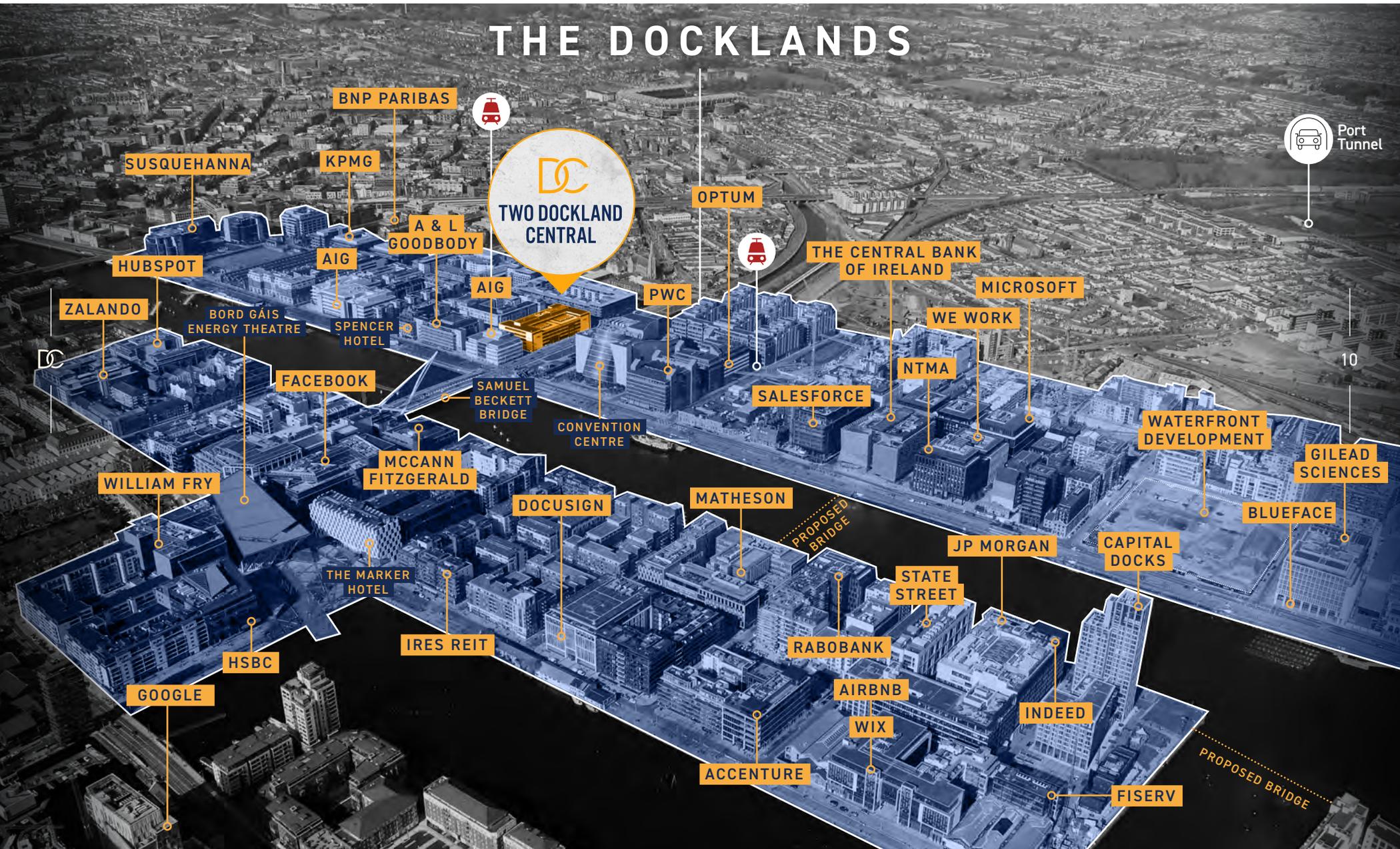
Dublin Bus
Numerous routes passing
in close proximity



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

THE DUBLIN DOCKLANDS DISTRICT

SURROUNDED BY WORLD LEADING COMPANIES...



THE DOCKLANDS

DC
TWO DOCKLAND CENTRAL

BNP PARIBAS

SUSQUEHANNA

KPMG

A & L GOODBODY

OPTUM

AIG

AIG

THE CENTRAL BANK OF IRELAND

HUBSPOT

BORD GÁIS ENERGY THEATRE

SPENCER HOTEL

PWC

MICROSOFT

ZALANDO

FACEBOOK

SAMUEL BECKETT BRIDGE

CONVENTION CENTRE

SALESFORCE

NTMA

WE WORK

WATERFRONT DEVELOPMENT

GILEAD SCIENCES

WILLIAM FRY

MCCANN FITZGERALD

DOCUSIGN

MATHESON

PROPOSED BRIDGE

BLUEFACE

THE MARKER HOTEL

IRES REIT

DOCUSIGN

JP MORGAN

CAPITAL DOCKS

HSBC

STATE STREET

RABOBANK

AIRBNB

INDEED

GOOGLE

WIX

ACCENTURE

FISERV

PROPOSED BRIDGE



Port Tunnel

10



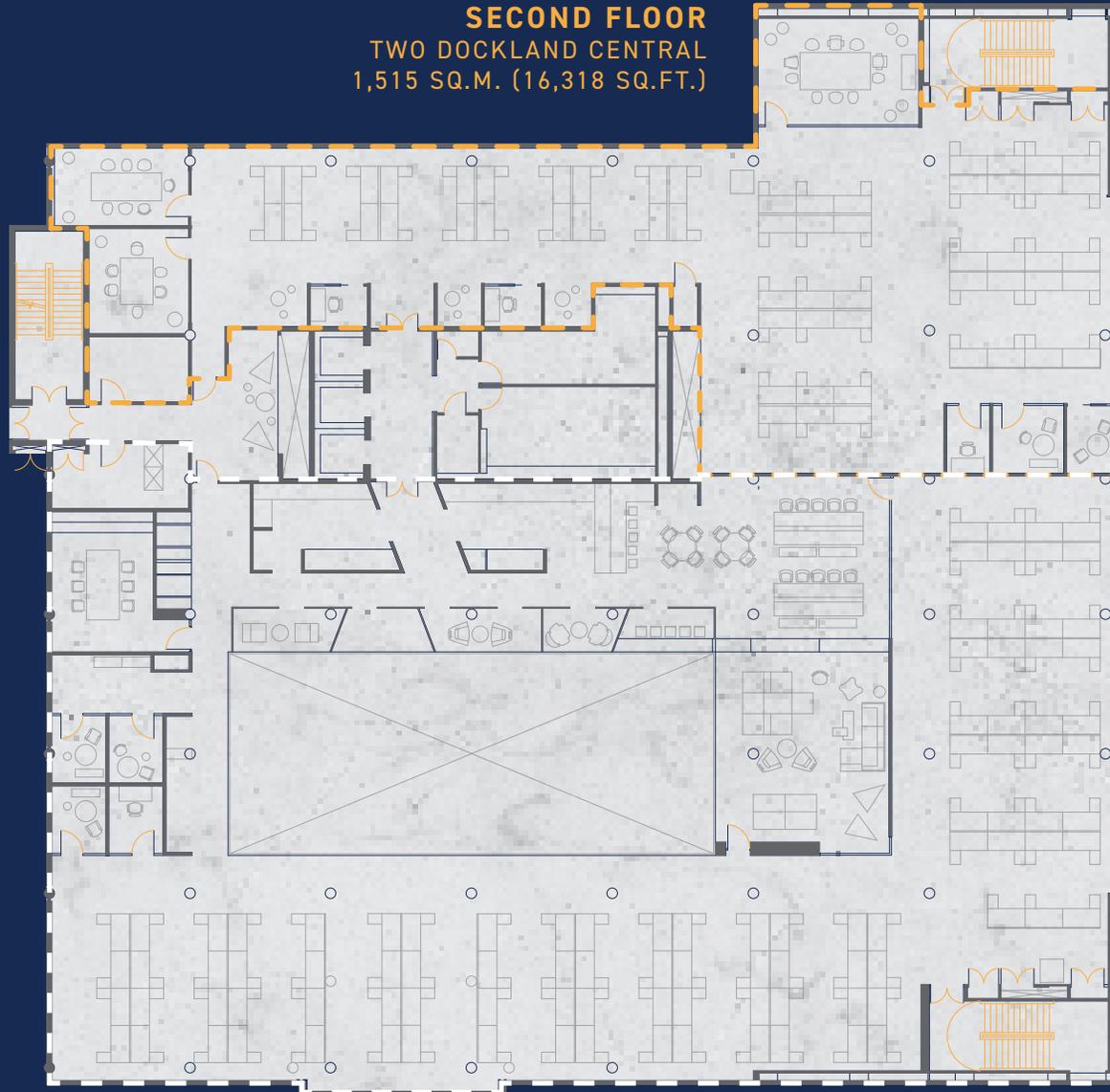
ACCOMMODATION

DESCRIPTION	SQ.M	SQ.FT
Part Second Floor (Split 1)	518	5,575
Part Second Floor (Split 2)	930	10,010
ENTIRE SECOND FLOOR Two Dockland Central	1,515	16,318
TOTAL	1,515	16,318

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

FLOOR PLANS

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



SPLIT 1
5,575 SQ.FT.

SPLIT 2
10,010 SQ.FT.



OUTLINE SPECIFICATION



FULLY FITTED PROVIDING PLUG AND PLAY SOLUTION



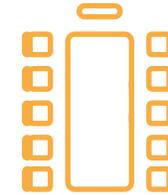
RAISED ACCESS FLOORS WITH FLOOR BOXES WIRED FOR POWER & CAT 6 DATA CABLING



SIT-STAND DESKS THROUGHOUT



MEETING ROOMS WITH BOOKING SYSTEM



BOARDROOMS



FOUR PIPE FAN COIL AIR CONDITIONING WITH DISPLACEMENT VENTILATION SYSTEM



MIX OF EXPOSED AND SUSPENDED CEILINGS



LED LIGHTING



HIGH-END KITCHENETTE FACILITY



BREAKOUT ROOMS



BEER TAPS



SECURE BASEMENT BIKE PARKING



12 SHOWERS WITH TOWEL SERVICE AND DRYING ROOM



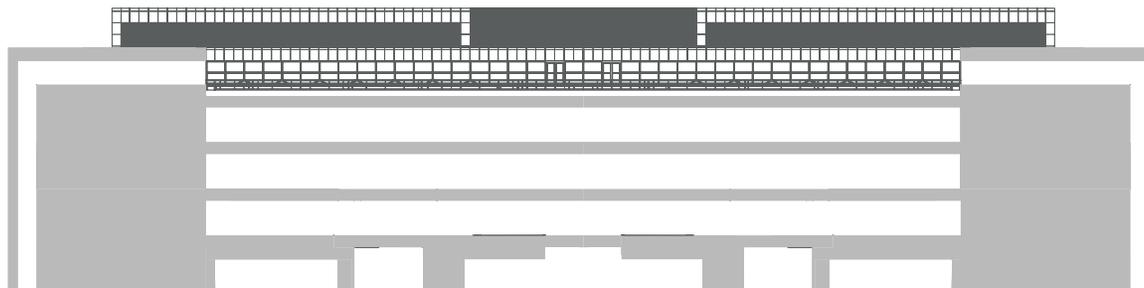
IMPRESSIVE RECEPTION WITH FULL HEIGHT ATRIUM



18 BASEMENT CAR SPACES



NO SINGLE USE PLASTICS
CLIENT HAS INSTALLED DEVICES TO PREVENT USE OF SINGLE USE PLASTICS.



CONTACT

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The Lisney logo consists of the word "Lisney" in a white, sans-serif font, centered within a solid red square.

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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



The background of the entire image is a light-colored, marbled paper with intricate, organic patterns in shades of grey and white. In the lower center, there is a solid red square containing the word "Lisney" in white, sans-serif font. Below the red square, the website address "WWW.LISNEY.COM" is printed in a smaller, dark grey, sans-serif font.

Lisney

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