

Bindery House,
South Frederick Street,
Dublin 2

BINDERY HOUSE

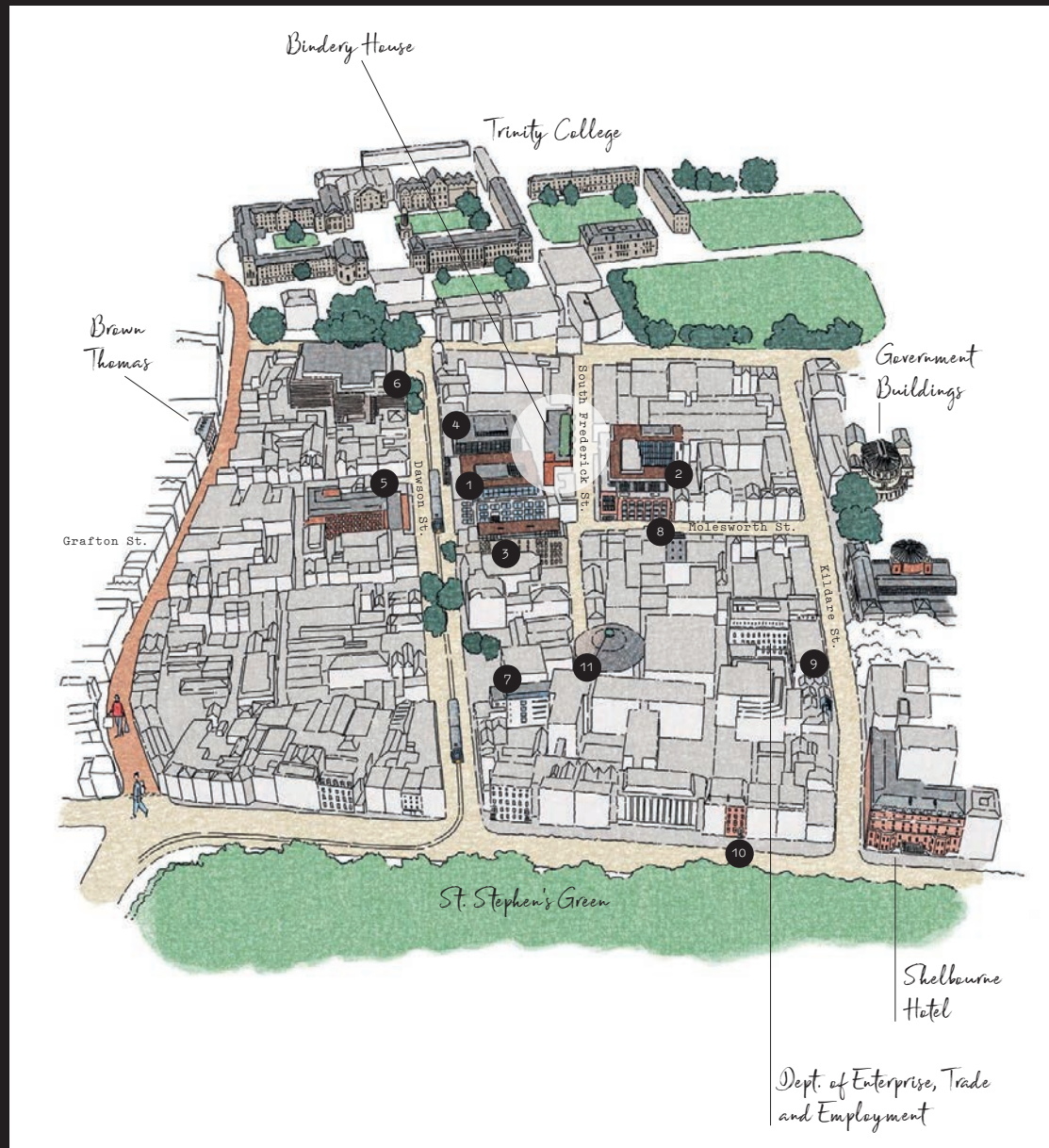


PLAS SEIGNIA
SEINTA PLACE

BINDERY HOUSE

BINDERY HOUSE

Bindery House Location



Map Key

1. Barclays Ireland
TD Global Finance
2. AIB Corporate Finance
3. DLA Piper
4. Goodbody
5. Davy
6. ServiceNow Ireland
Pinterest Europe
7. Nuritas
8. Henderson Park
9. Dentons Ireland
Davidson Kempner
10. Cantor Fitzgerald Ireland
11. The Mansion House



BINDERY
HOUSE

BINDERY
HOUSE



**Approx. 2,250 sq.ft.
(210 sq.m.)**
of Exceptional Fully
Fitted Office Space in
a Super-Prime Location





BINDERY HOUSE



Facilities

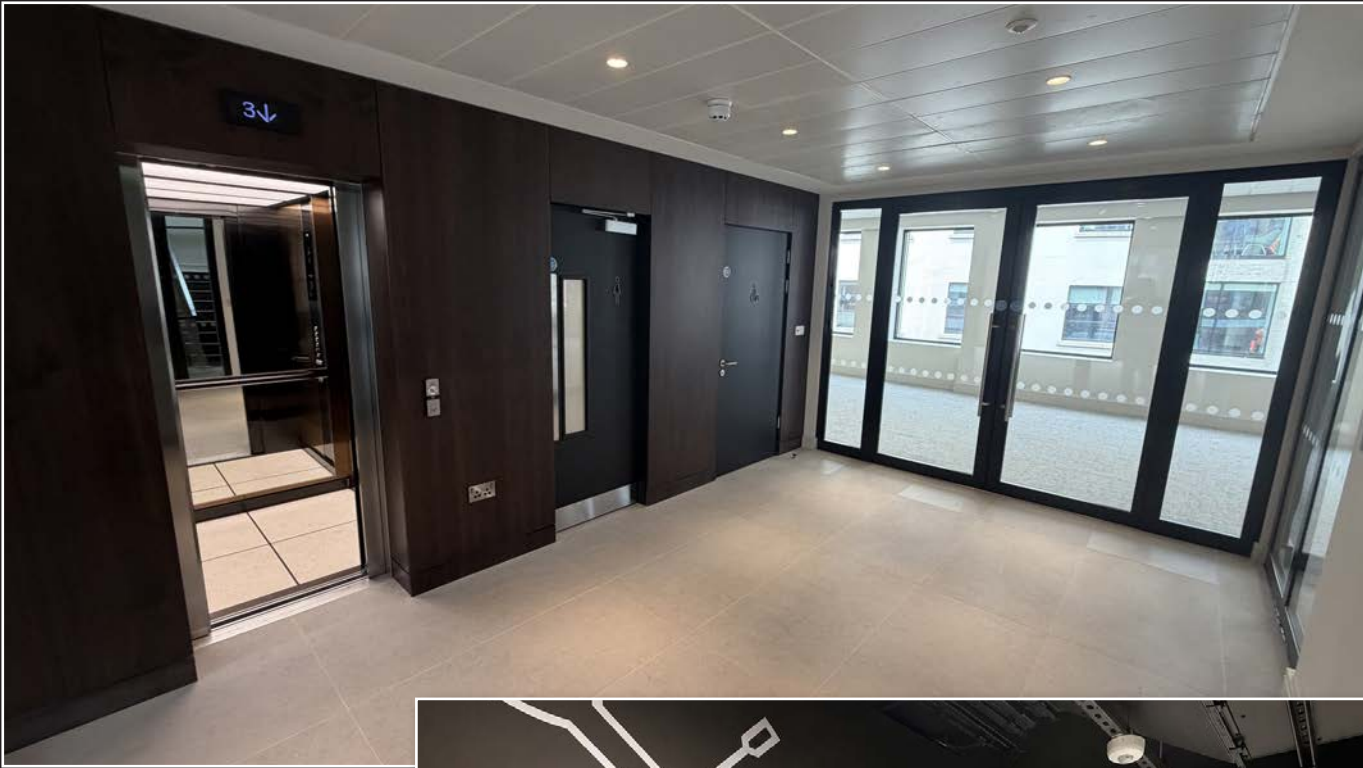
7 Showers

52 Bike Spaces

200 Lockers

1 Drying room





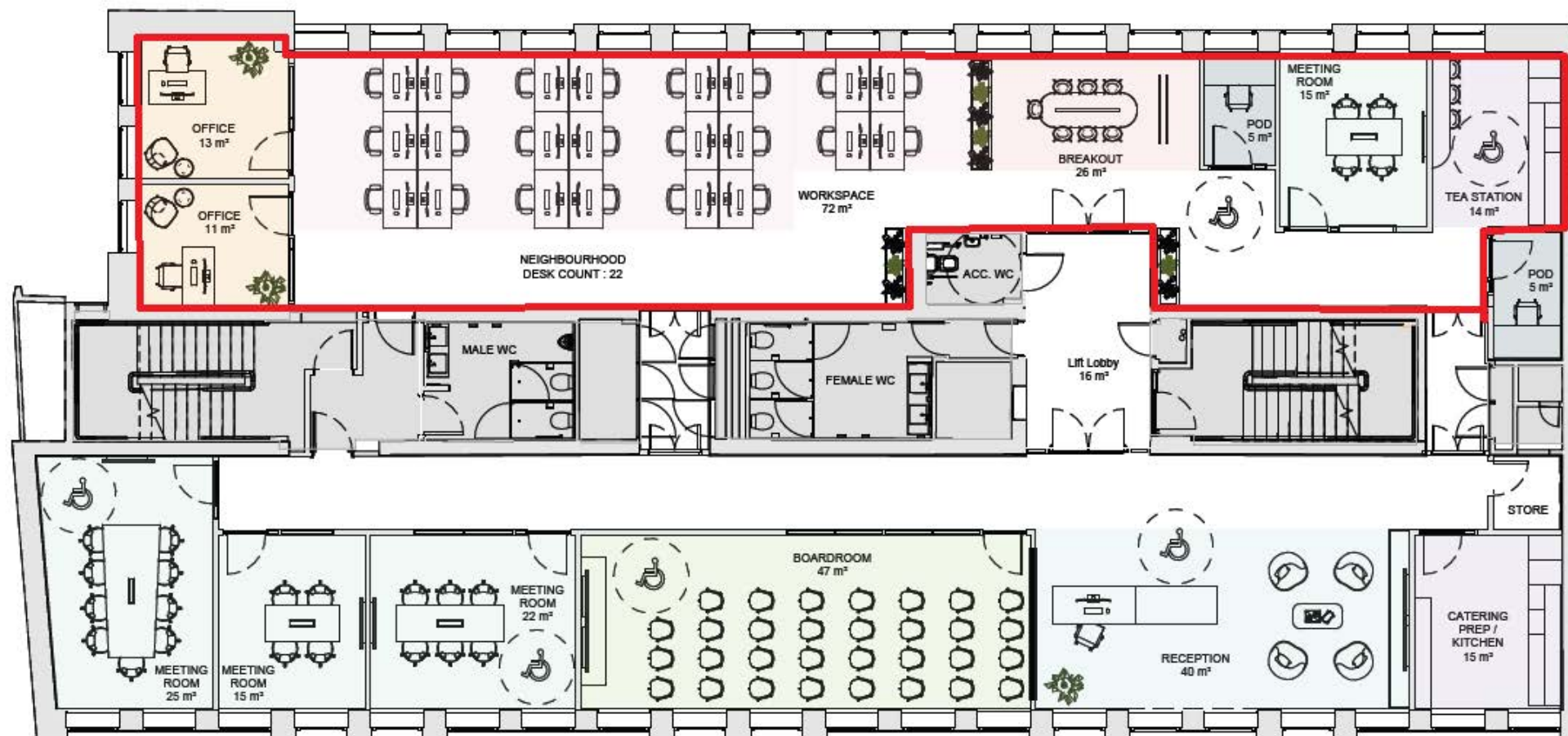
Bright column free office floors



Exceptional fully fitted and furnished office available by way of sub-lease

Schedule of Areas

Floor	Use	NIA (sq.ft. / sq.m.)
Third	Office	approx. 2,250 sq.ft. (210 sq.m.)



High Quality Fully fitted Office

22 open plan desks

3 meeting rooms

2 meeting pods

Break-out space

Tea station

Quoting Rent

€80 per sq.ft.

BER



Viewings

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

Agent Details

David O'Malley | Director

M: +353 (0) 86 857 9209

E: david.omalley@qre.ie

Brian Kelly | Associate Director

M: +353 (0) 87 337 4933

E: brian.kelly@qre.ie

qre.ie



PSRA Registration No. 003587.

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

