

OFFICE TO LET | REFURBISHED GRADE A

FIRST FLOOR



DAWSON STREET, DUBLIN 2



Targeting

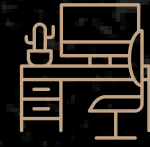


FIRST FLOOR

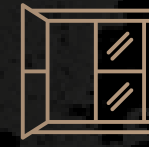


DAWSON STREET, DUBLIN 2

Highlights



Contemporary
Refurbished Offices



Open Plan With
Excellent Natural Light



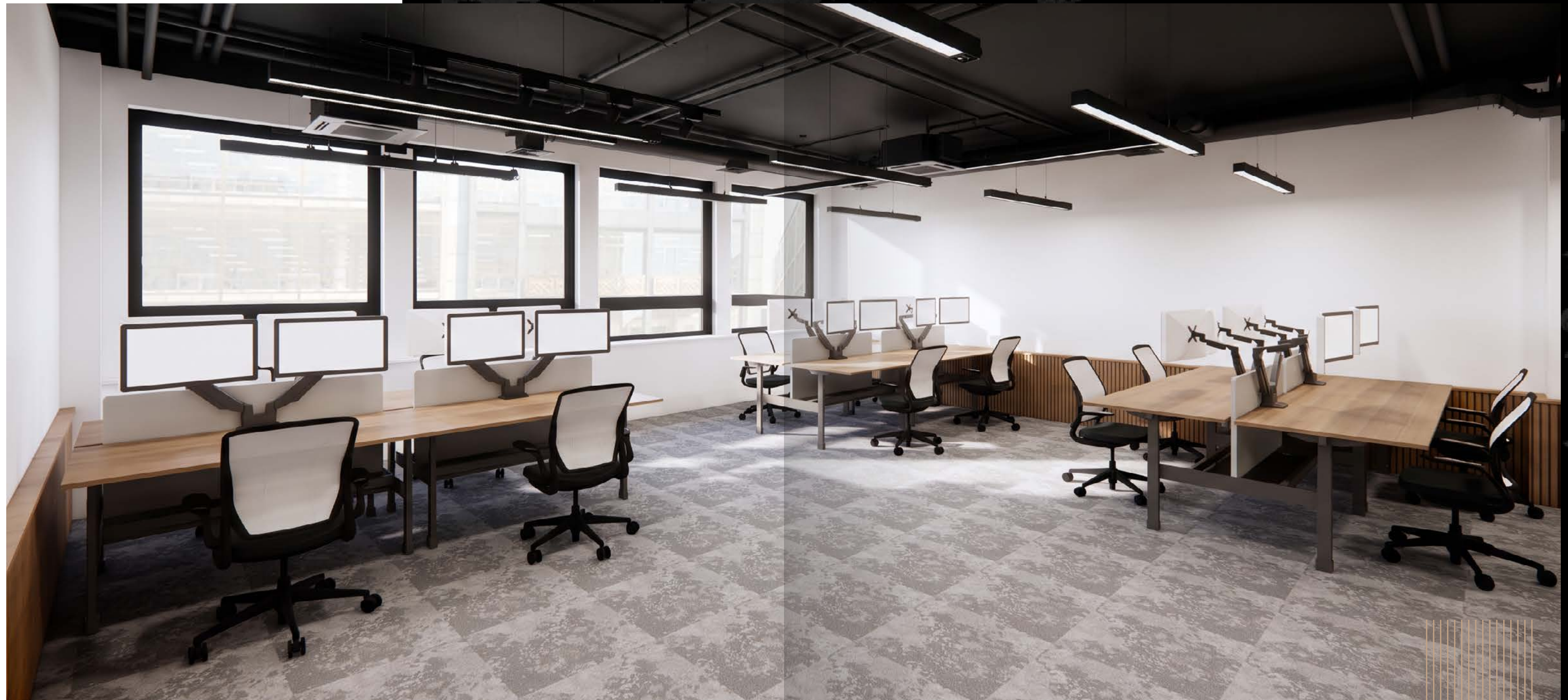
Prestigious
Dawson Street Address



Exceptional Public
Transport Connectivity



Unrivalled
Local Amenities



CGI for indicative purposes.

Prime CBD Location

54 DAWSON STREET OCCUPIES A PRIME POSITION IN THE HEART OF DUBLIN'S CENTRAL BUSINESS DISTRICT, ONE OF THE CITY'S MOST SOUGHT-AFTER OFFICE LOCATIONS.

Situated within walking distance of Trinity College, St. Stephen's Green, Government Buildings and Grafton Street, the property offers exceptional connectivity and immediate access to Dublin's finest retail, dining and leisure amenities.

Home to leading occupiers such as AIB Corporate Finance, Barclays, Davy, DLA Piper, Goodbody, Pinterest and ServiceNow, Dawson Street is firmly established as one of Dublin's premier business addresses.



Unrivalled Amenities

Occupiers at 54 Dawson Street benefit from an exceptional range of amenities on the doorstep, including renowned cafés and restaurants such as Butlers Chocolate Café, Joe & The Juice, Pret A Manger, Café en Seine, FIRE Steakhouse, The Ivy Dublin, The Ivy Asia and Six by Nico.

The area's hospitality offering is further enhanced by Dublin's leading luxury hotels, including The Shelbourne, The Merrion, The Westbury and The College Green Hotel, all within easy walking distance.

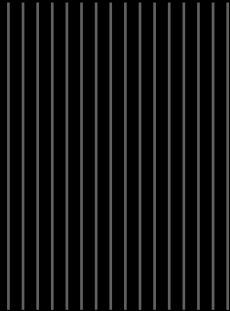
A wealth of cultural, leisure and wellness amenities, including Trinity College Dublin, St. Stephen's Green, the National Gallery and National Museum, together with premium fitness facilities, creates an outstanding work-life environment in the heart of Dublin city centre.



Transport

Connectivity is unparalleled. The Dawson Luas Green Line stop is located directly outside the building, providing seamless access across the city. Numerous Dublin Bus routes serve the area, while Pearse and Tara Street DART stations are

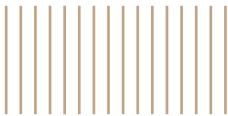
both within a short walk. Additional transport and commuter amenities include Dublin Bikes stations nearby on Molesworth Street, together with convenient multi-storey car parking facilities at Schoolhouse Lane and Setanta Place.



- Dublin Bikes
- Aircoach Stops
- Dublin Bus stops
- DART / Train Line
- LUAS Red Line
- LUAS Green Line

Building Overview

THE BUILDING OFFERS THREE FLOORS OF OFFICE ACCOMMODATION POSITIONED ABOVE A GROUND FLOOR CAFÉ, WITH OCCUPIERS BENEFITING FROM A DEDICATED AND EXCLUSIVE OFFICE ENTRANCE ON DAWSON STREET.



The arrival experience has been transformed through a comprehensive refurbishment, creating a contemporary and distinctive entrance environment. High-quality finishes include bespoke decorative wall panelling, feature lighting, a floating ceiling design and premium herringbone flooring, all combining to deliver a sophisticated first impression for staff and visitors alike. The toilet facilities have been fully upgraded in keeping with the building's enhanced specification.



Fully fitted option to include furniture available subject to terms and conditions.

CGI for indicative purposes.

Features include

Access to the office floors is provided via both passenger lift and stairwell directly from the entrance foyer. The first-floor accommodation has been extensively refurbished and repositioned to provide a modern, design-led workplace incorporating the following features:

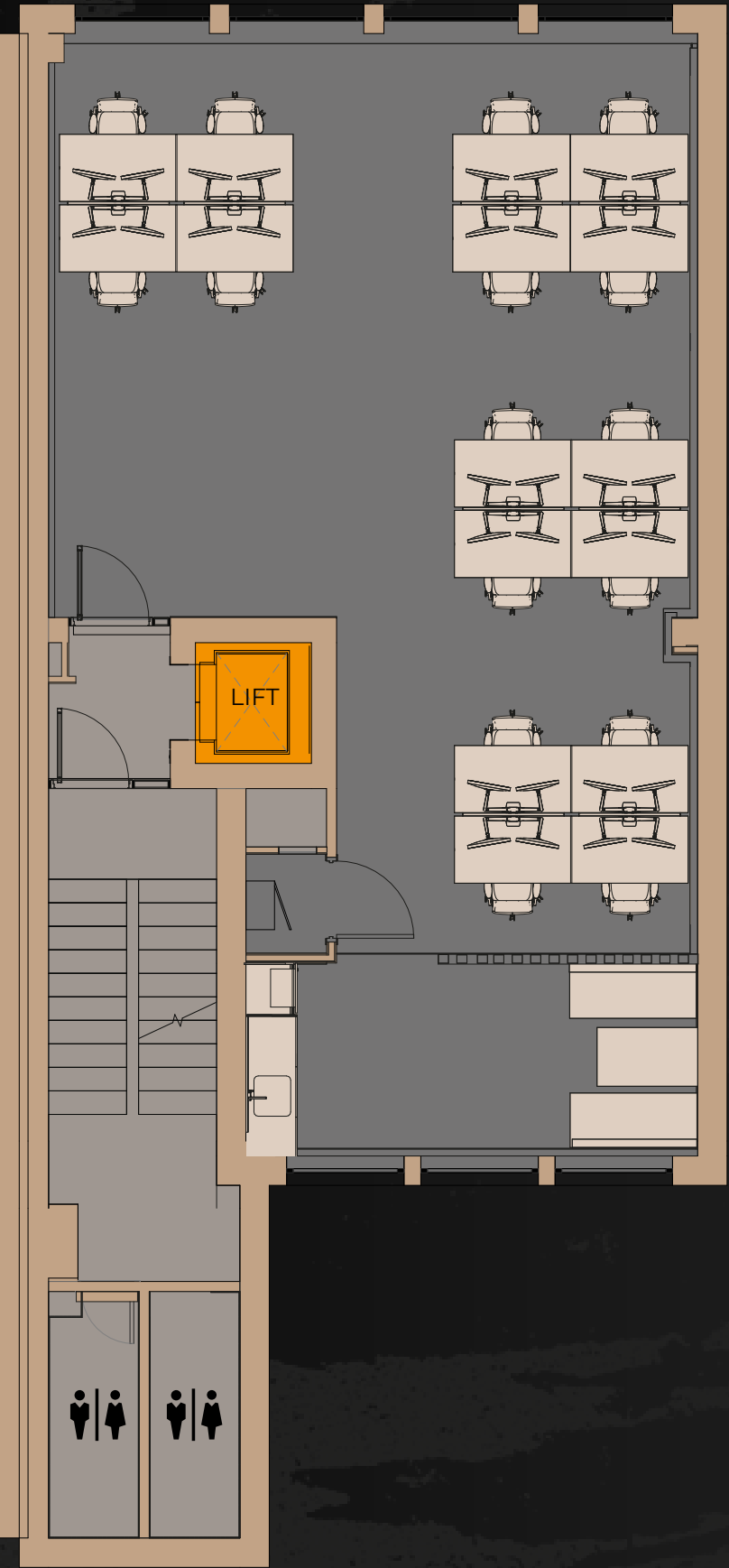
-  Matt black exposed ceiling finish
-  New fresh air handling system
-  New heat recovery air conditioning system
-  New suspended LED lighting
-  Painted and plastered walls throughout
-  Feature wall wood panelling incorporating power
-  New carpet tile flooring
-  New entrance doors
-  Comms room with patch panel for future expansion
-  New kitchenette facility with integrated appliances and feature lighting
-  Dedicated wire wifi point per floor
-  The accommodation provides 24/7 access and a dedicated building manager available to assist with day-to-day operational requirements.
-  CCTV



Floor Plan

ACCOMMODATION
SCHEDULE
The approximate net
internal floor area is as
follows:

Floor	SQ. M.	SQ.FT.
1st Floor	83	895



FIRST FLOOR



DAWSON STREET, DUBLIN 2

TARGETED BER

BER A

QUOTING RENT

Available upon request.

LEASE TERMS

The accommodation is available by way of a new flexible lease.

LOCAL AUTHORITY RATES

On application

BUILDING SERVICE CHARGE / INSURANCE

On application

FURTHER INFORMATION / VIEWINGS

Strictly by appointment with the sole letting agent.

AGENT DETAILS



Paul Hanly

T: + 353 1 634 2466

E: paul.hanly@ie.knightfrank.com

John Shanahan

T: + 353 1 634 2466

E: john.shanahan@ie.knightfrank.com

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