



Accelerating success.



3rd & 5th Floor, Asgard House 19-20, City Quay

Dublin 2

TO LET

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Hambleden House
19-26 Lower Pembroke
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+353 (1) 633 3700
PSRA Licence No. 001223

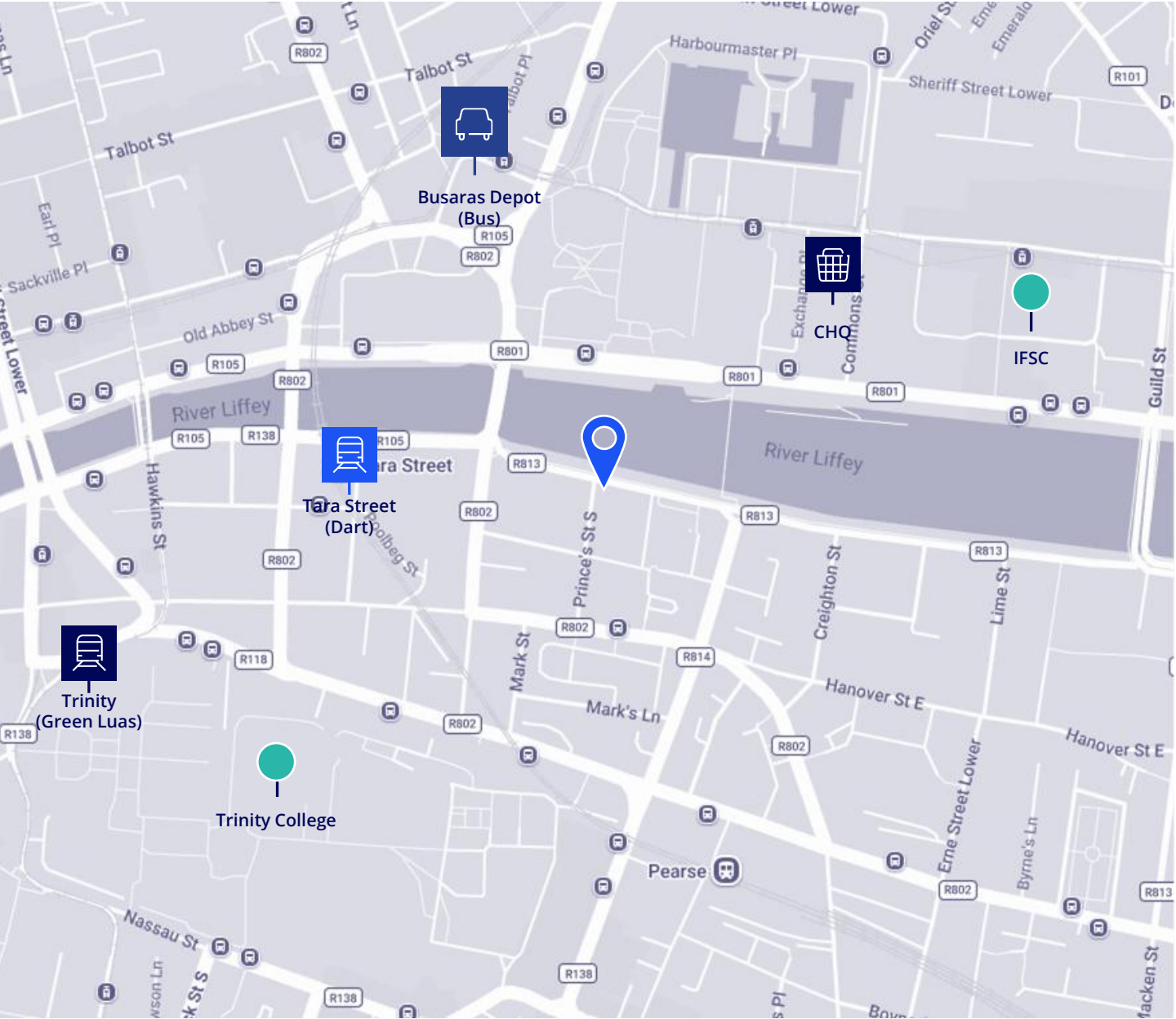
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PROPERTY OVERVIEW

3rd & 5th Floor Office Suites

The 3rd & 5th Floors at Asgard House offer a rare opportunity to secure up to 5,703 sq. ft. of high-quality accommodation in one of Dublin's most prominent waterfront business. Comprising the 3rd floor (2,271 sq. ft.) and 5th floor (1,281 sq. ft.) the available accommodation provides occupiers with flexible floor plates suited to a variety of business requirements, whether taken individually or in combination.

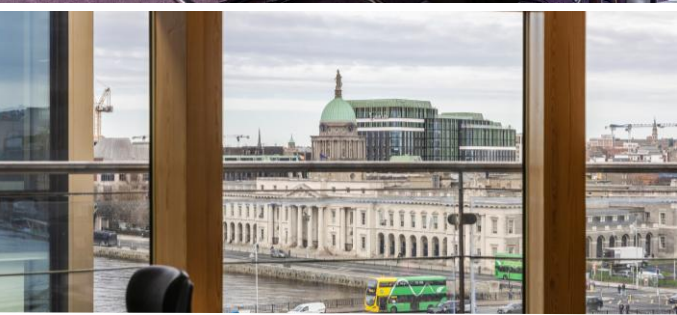
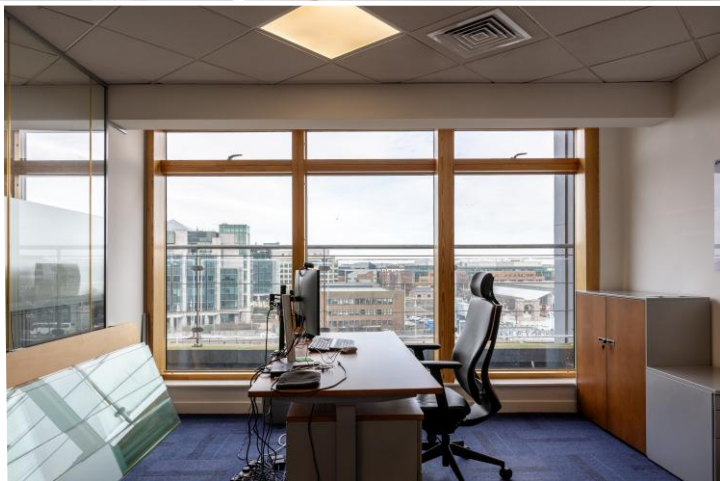


LOCATION OVERVIEW

Positioned in a high-profile waterfront location within the heart of Dublin's prime Central Business District and Dublin 2, Asgard House represents a prime corporate address. The location commands immediate access to the city's comprehensive public transport network, with the LUAS, DART, and extensive Dublin Bus routes all within short walking distance. Occupiers benefit from proximity to key commercial hubs including the IFSC and Grand Canal Dock, complemented by an array of surrounding amenities such as hotels, cafes, and fine dining establishments.

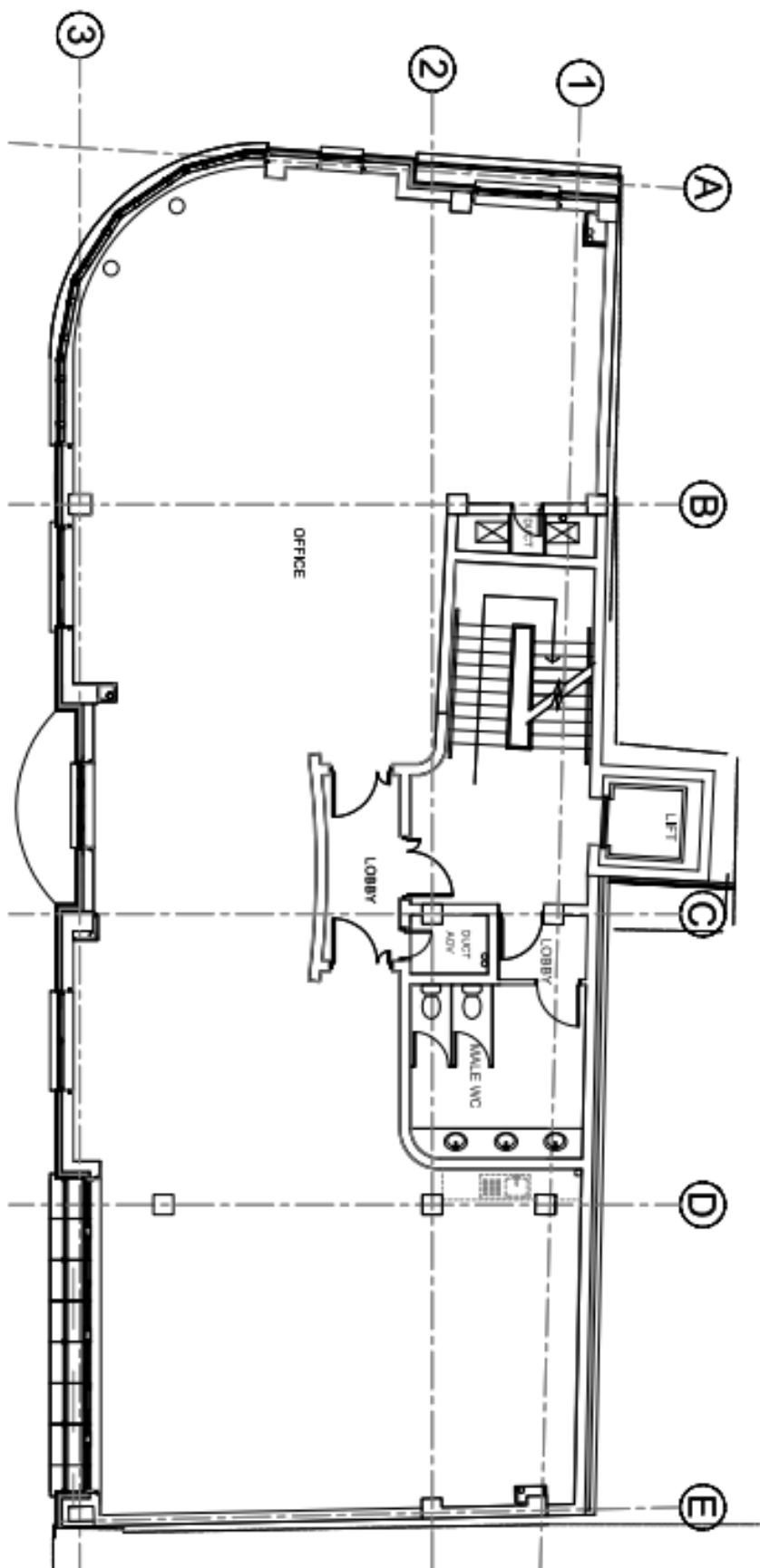
WALKING DISTANCES

	Green Luas Line	10 mins (Trinity)
	Dart Line	5 mins (Tara St.)
	Dublin Bus	10 mins (Busaras Depot)
	Amenities	7 mins (Custom House Quay)



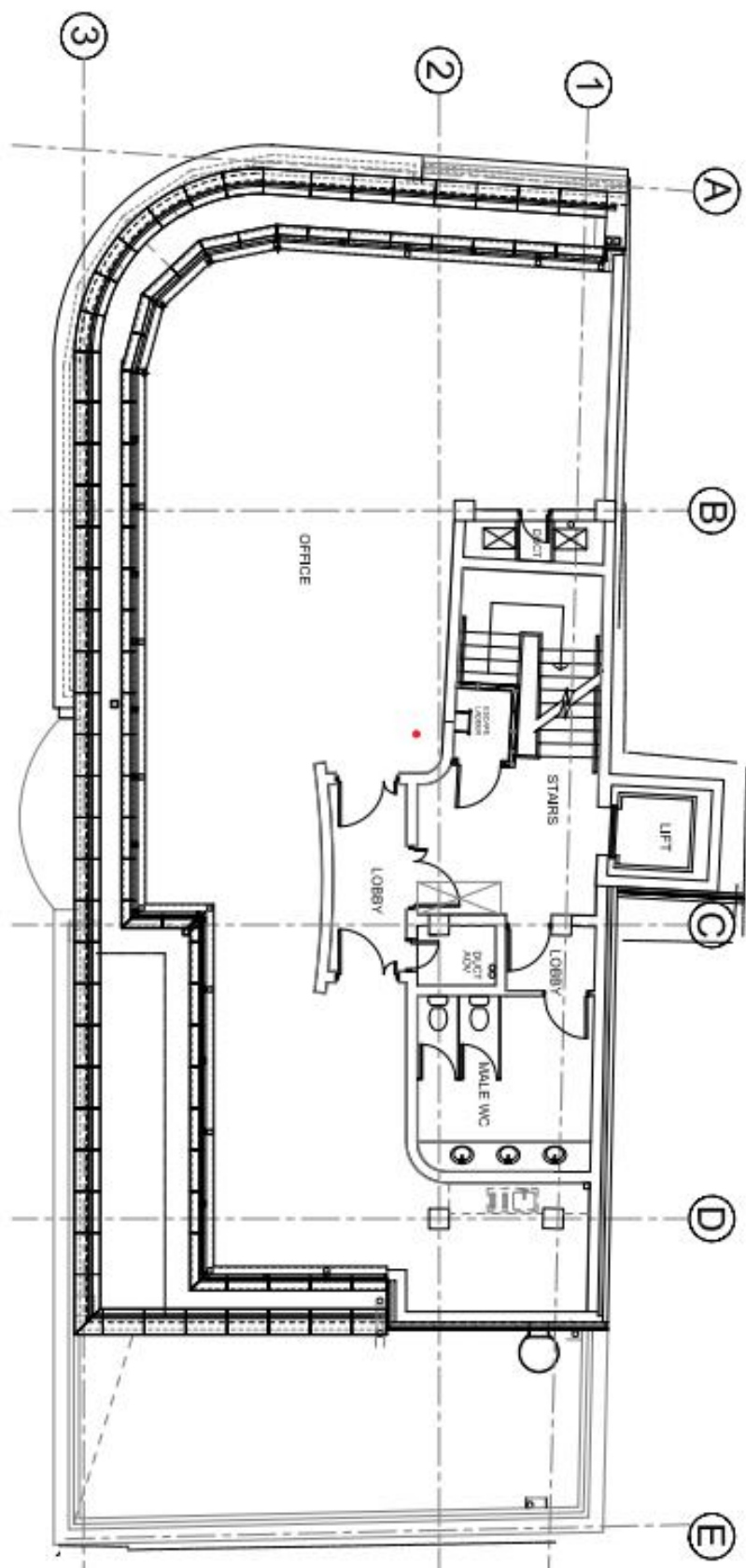
Floor plan – 3rd floor

2,271 sq. ft (210 sq. m.)



Floor plan – 5th floor

1,281 sq. ft. (119 sq. m.)





Subject to Contract / Contract Denied

AVAILABLE BY WAY OF FLEXIBLE NEW LEASE

PRICE ON APPLICATION

SERVICE CHARGE APPROX. €13.39 / SQ. FT. / ANNUM

RATES APPROX. €5.83 / SQ. FT. / ANNUM

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