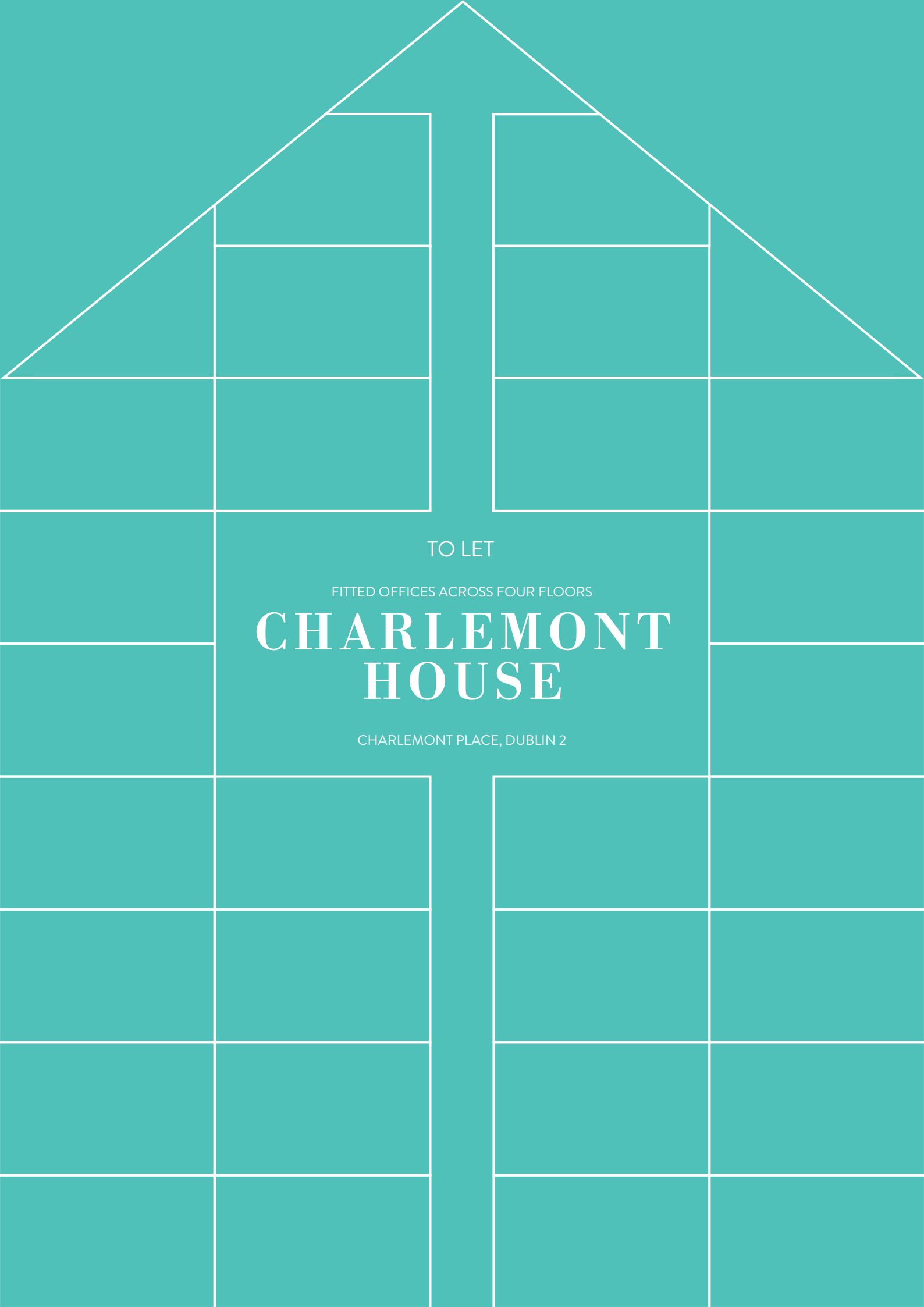




TO LET

FITTED OFFICES ACROSS FOUR FLOORS

CHARLEMONT HOUSE

CHARLEMONT PLACE, DUBLIN 2

LOCATION

The location of Charlemont House speaks volumes amidst an abundance of shops, bars, restaurants, gyms, and hotels, including, the Hilton Dublin and Clayton Hotel Charlemont. The building offers a multitude of possibilities for occupiers seeking to establish in a thriving and convenient setting.

Charlemont House is strategically situated on the road adjoining Charlemont Street and Adelaide Road in the heart of Dublin's Central Business District. The area is rich with a number of high-profile corporate occupiers including Zendesk, LinkedIn, Metlife, Deloitte and Ernst & Young, with Amazon occupying a 170,000 sq. ft. campus in Charlemont Square.

Charlemont is a much sought-after occupier location by virtue of its close proximity to the city centre, its surrounding amenities and ready access to reliable public transport. The property retains excellent transport links at its doorstep inclusive of the Luas at Charlemont Luas stop (2 minute walk), the Dart at Grand Canal Dart Station (approx. 20 minute walk), Dublin Bus and immediate access to Dublin Bikes on Charlemont Place. Charlemont House is easily accessible by car from all parts of Dublin City with the Port Tunnel providing quick access to the M50 Motorway.



DESCRIPTION

Charlemont House occupies a distinguished position overlooking Dublin’s Grand Canal and immediately adjacent to the Luas green line stop at Charlemont. Charlemont House consists of a three-storey over basement building and is situated on Charlemont Place.

The floor plates’ maximise usable area while allowing for flexibility. Entirely, the available net usable area extends to approx. 10,522 sq. ft. of open plan office space, and is fitted with a mix of executive offices and meeting rooms. The building not only benefits from the location, but also the 4 on-site car parking spaces available.

Additionally, the unit benefits from a standalone basement unit, 10/11 Harcourt Terrace, Dublin 2, currently fitted out with a second kitchenette, canteen, and meeting rooms.

Overall Floor Area:

Charlemont House, Charlemont Place, St Kevin’s, Dublin

Floor	Sq. ft. (NIA)	Sq. m (NIA)
Lower Ground Floor	2,000	186
Ground Floor	2,000	186
First Floor	2,700	251
Second Floor	2,500	232
Total	9,295	863

10/11 Harcourt Terrace, Dublin 2

Floor	Sq. ft. (NIA)	Sq. m (NIA)
Lower Ground Floor	1,227	114
Total	1,227	114

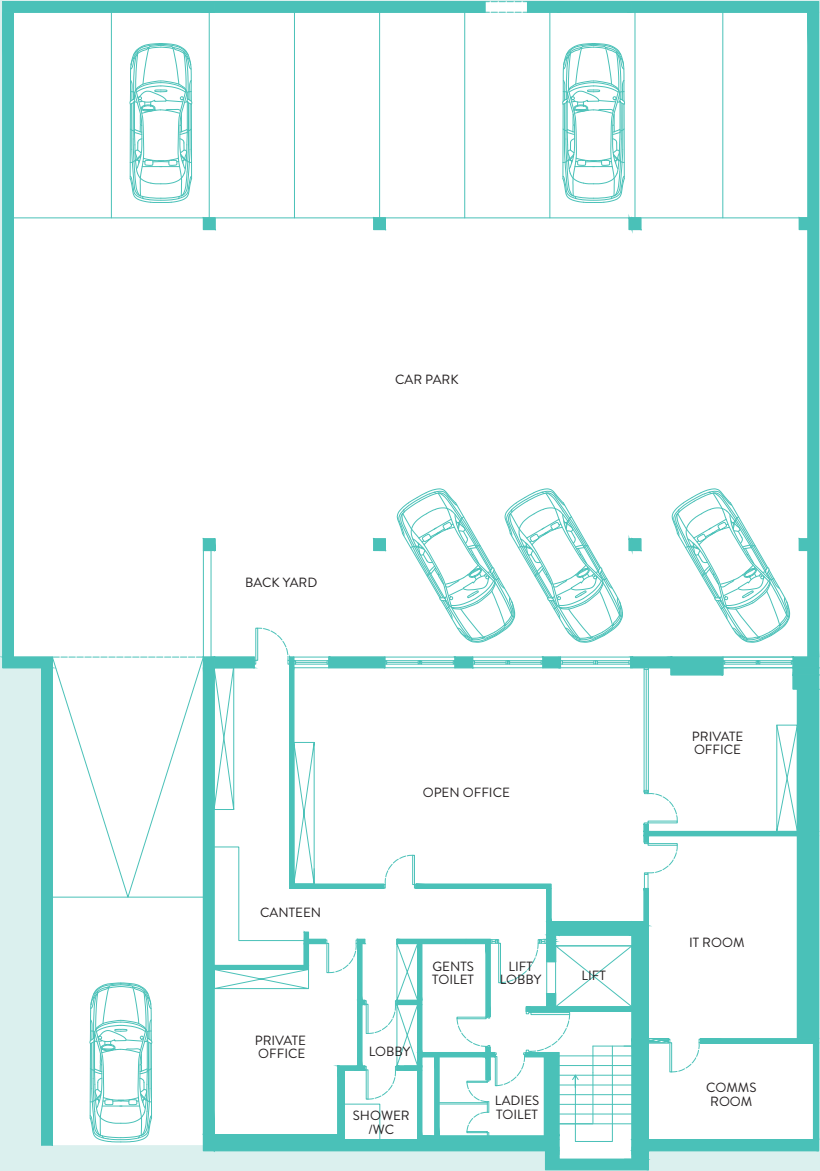


Specification

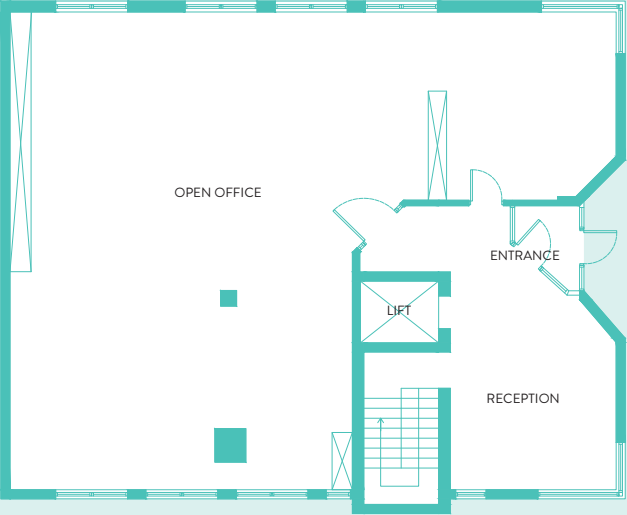
- » Raised access floors
- » Floor boxes wired for power & data cabling
- » Suspended ceilings with recessed CAT 2 light fittings
- » Cassette Air conditioning
- » Gas/Oil fired central heating
- » 1 x 8 person passenger lift
- » Kitchenette
- » Carpeted throughout
- » Ladies & Gents Toilets (each floor)
- » Comms room
- » Fire/Security Alarm

FLOOR PLANS

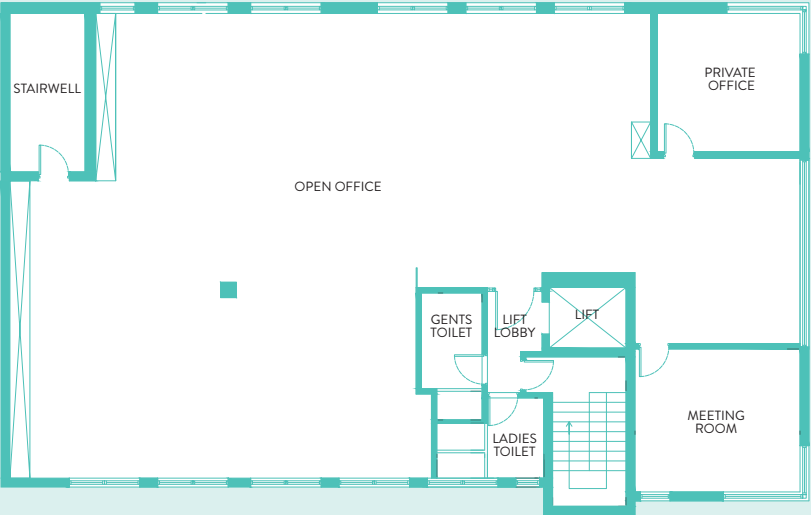
Lower Ground Floor



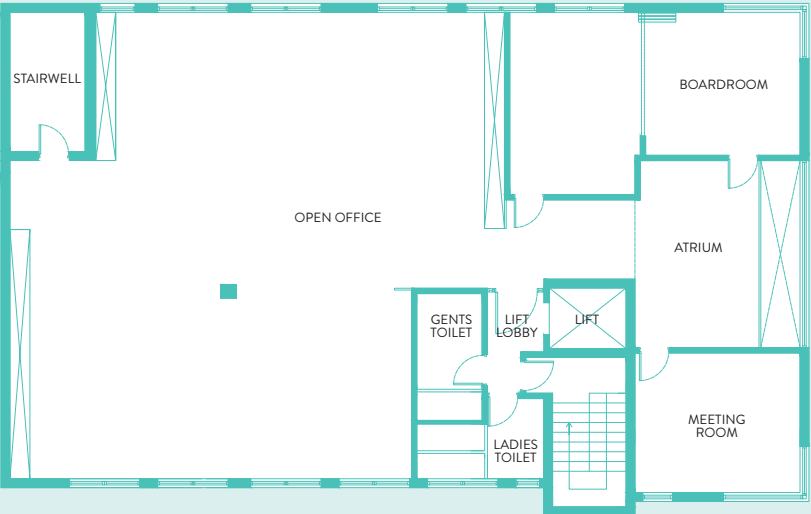
Ground Floor



First Floor



Second Floor





FURTHER INFORMATION

Viewings strictly by appointment through sole letting agents BNP Paribas Real Estate.

CONTACT US



**BNP PARIBAS
REAL ESTATE**

realestate.bnpparibas.ie

PSRA No: 002702

KEITH ONEILL

Head of Office Agency

+353 (0) 1 661 1233

+353 (0) 86 857 9696

keith.oneill@bnpparibas.com

AMY KERR

Graduate Surveyor, Office Agency

+353 (0) 1 661 1233

+353 (0) 87 127 4246

amy.kerr@bnpparibas.com

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