PART 3RD FLOOR KILMORE HOUSE SPENCER DOCK DUBLIN 1



5,848 sqft (543 sqm) net internal area

Fully fitted office for 46 desks

14 Parking Spaces

Shower Facilities

> Canteen Facilities







Close proximity to LUAS



Impressive Lobby & Reception Area



Secure Bike Storage





DESCRIPTION

Kilmore House is a Grade A office building with an impressive double height reception and waiting area. The available 3rd floor extends to 5,848 sqft (543 sqm) and comes fully fitted with a turnkey plug and play solution. The majority of the space is open plan with a mix of meeting rooms, private offices and breakout spaces.

SPECIFICATIONS

- Grade A office space available TO LET
- Fully fitted with plug & play solution for 46 desks
- Mix of open plan, private offices & meeting rooms
- Size available: 5,848 sq.ft (543sq.m) net internal area
- 4 Basement car spaces available
- Raised access floors with floor boxes
 wired for power and data cabling
- VRF air conditioning
- Shower facilities
- Three 12 person lifts
- Kitchenette
- Reception
- Security on-site
- Available immediately









LOCATION

Kilmore House is located in the heart of Spencer Dock, one of the premier locations in Dublin City for both tech and financial occupiers. The property is located adjacent to the new Salesforce Headquarters and The Convention Centre Dublin. The building overlooks Central Square which hosts the Spencer Dock Lunchtime Market for nearby occupiers.

The Luas Red Line is on your doorstep and there are many bus routes serving the IFSC including the AirLink. Bus Aras is a 5 minute walk away providing access for provincial commuters. Both Docklands & Connolly Dart stations are a short walk and there are ample Dublin Bike stations nearby. Surrounding occupiers include Hubspot, Microsoft, WeWork, Gilead, Optum, PWC, The OPW, The Central Bank & A&L Goodbody.



FLOOR PLAN

Description	Sqm	Sqft	Car Parking
Part 3rd floor	543	5,848	4





AVAILABLE SPACE





Rent

On application

Lease:

Available by way of sublease until 31st October 2023

Availability:

Immediately

Viewings:

Strictly by appointment only

St. Stephen's Green House, Earlsfort Terrace, Dublin 2 T: +35316382700 E: dublin@lisney.com

Montgomery House, 29-33 Montgomery Street, Belfast BTI 4NX T: +44 2890 501 501 E: property@lisney-belfast.com 1 South Mall, Cork T: +353 21 427 5079 E: cork@lisney.com

103 Upper Leeson Street, Dublin 4 T: +353 1 638 2700 E: dublin@lisney.com 51 Mount Merrion Avenue, Blackrock, Co. Dublin T: +353 1 280 6820 E: blackrock@lisney.com

8 Railway Road, Dalkey, Co. Dublin T: +353 1 285 1005 E: dalkey@lisney.com 11 Main Street, Dundrum, Dublin 14 T: +353 1 817 2727 E: dundrum@lisney.com

171 Howth Road, Dublin 3 T: +35316382700 E: howthroad@lisney.com

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Contact

Conor Lennon clennon@lisney.com 01 638 2700

Paul Hipwell

phipwell@lisney.com 087 677 7331

Blackrock, T: +35312 E: blackroo