



Commercial Property Agents

01 260 1028



➤ 24-26 CITY QUAY
City Quay, Dublin 2

Third Floor Office Suite
446 sq m (4,800 sq ft)

TO LET

➤ 24-26 CITY QUAY

24-26 City Quay is a superb 3rd Generation office building in a first class business address on Dublin's South Docks (Central Business District) close to all major transport links.

The building comprises a six storey office building, extending to 7,360 sq m (72,000 sq ft) of high specification office space with excellent frontage onto the River Liffey docks close to the heart of the City Centre.

24-26 City Quay offers a high profile with an impressive double height entrance and reception area and high quality offices throughout. It is located close to Tara Street and Pearse Street DART Stations, and is part of the Central Business District and directly opposite the International Financial Services Centre (IFSC).

➤ OFFICES

The available Third Floor Suite offers a self contained, Grade A office, with;

- Raised access panel floors
- Floor boxes with power & computer cabling
- Suspended ceilings with Category 2 lighting
- Canteen within the Suite
- Built in storage
- Air conditioning
- Three passenger lifts to the subject floor
- Impressive entrance, reception and atrium lobby

The Suite is available in its existing layout or with tenant re-configuring, subject to agreement.

➤ ACCOMMODATION

Part Third Floor	446 sq m (4,800 sq ft)
Car spaces	As required



➤ CORPORATE OFFICES



➤ LEASE

The Third Floor Office is available to let on flexible lease terms to suitable covenants. Details of lease terms, rental level, rates, and service charges from MEPC – see contact details.

➤ LOCATION & INFRASTRUCTURE

24-26 City Quay is superbly located facing directly onto to the River Liffey within the hugely popular South Dock area of Dublin's Central Business District (CBD). The building is close to the George's Quay tower development and directly opposite the IFSC. Trinity College, Grafton Street, and Grand Canal Square are all a short walking distance.

The location offers a strong profile and corporate image with its frontage onto the river and City Quay, which is one of Dublin's main arteries. It is close to all major public transport links including Tara Street & Pearse Street DART Stations, Busaras, and Connolly Station (LUAS & mainline rail). The area is well serviced with hotels, restaurants, shops, and professional services.



- 1 24-26 CITY QUAY
- 2 One Georges Quay
- 3 Tara Street Train & DART
- 4 Trinity College
- 5 Pearse Street Train & DART
- 6 Grand Canal Square
- 7 Samuel Beckett Memorial Bridge
- 8 National Conference Centre
- 9 IFSC House
- 10 Busraras
- 11 Connolly Station

CONTACT

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