

 **MEPC**
Commercial Property Agents
01 260 1028



➤ GUILD HOUSE

Guild Street, IFSC, Dublin 1

'Grade A' Corporate Offices
1,480 sq m to 2,966 sq m (15,930 to 31,925 sq ft)

TO LET

➤ GUILD HOUSE, IFSC

Guild House is a prime Grade A office building in the heart of Dublin's International Financial Services Centre (IFSC). The IFSC incorporates approximately 176,000 sq m of office space and (at end 2008) houses approx. 520 IFSC Companies employing more than 20,000 people, accounting for 10% of GDP, and contributing up to a sixth of Ireland's corporation tax.

The Building comprises a four storey office building over basement car park, extending to 6,700 sq m (72,000 sq ft) of high specification office space with flexible layout and all necessary services and infrastructure.

Guild House has a high profile to the east of the IFSC with excellent signage, access, and corporate image. It is situated directly opposite the new distinctive National Conference Centre.



➤ OFFICES

The available offices – Second & Third Floors - are full third generation specification, offering;

- Raised access panel floors
- Suspended ceilings (to be provided)
- Category 2 lighting
- Four pipe fan coil air conditioning
- Category 6 computer wiring
- Three passenger lifts serving all floors
- Impressive entrance, reception and atrium lobby
- Toilet facilities on each floor
- Canteen

The Second & Third Floors are currently fitted out incorporating a mix of open plan and cellular offices with quality meeting rooms and ancillary facilities. The space can be made available in its current layout or to standard Landlord's specification.



➤ ACCOMMODATION

Second Floor	1,485 sq m (15,984 sq ft)
Third Floor	1,481 sq m (15,941 sq ft)
Total	2,966 sq m (31,925 sq ft)





➤ LEASE

The Second & Third Floors are 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

Guild House is well located to the east end of the IFSC directly opposite the National Conference Centre and close to the River Liffey. The Building is close to all major public transport links and the area is well serviced with hotels, restaurants, shops, and professional services.

The location offers strong profile and corporate image, which is to be further enhanced in the immediate future with the imminent opening of the LUAS Line C1 (light rail) extension, which will pass by the building. This will offer a LUAS stop at either Mayor Square or Spencer Dock – either a two minute walk away.

Also due to open mid-2010 is the Samuel Beckett Memorial Bridge, which is under construction close to the property. This will improve access from Guild House to the south city as it is due to become a main north-south artery using Guild Street itself.



- 1 GUILD HOUSE
- 2 Tara Street Train & DART
- 3 Connolly Station train & DART
- 4 Busaras
- 5 Georges Dock LUAS Station
- 6 Mayor Square LUAS Station
- 7 Spencer Dock LUAS Station
- 8 Sean O'Casey Bridge
- 9 Samuel Beckett Memorial Bridge

CONTACT

MEPC
 Commercial Property Agents
01 260 1028

John McKay
 john@mepc.ie
 5, Strand Mews, St Johns Road, Dublin 4, Ireland

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