

To Let

Third Floor, 12-13 Exchange Place, IFSC, Dublin 1



Open Plan Offices



Exterior

Introduction

12-13 Exchange Place occupies a prominent location in the IFSC. The area is a well-established business location with national and international occupiers such as Food Safety Authority of Ireland, Citi, A&L Goodbody and BNY Mellon.

The immediate and surrounding area benefits from excellent public transport close proximity to George's Dock LUAS stop, as well as numerous bus routes and Dublin Bike Stations.

The area is a vibrant working and living district offering a mix of offices, restaurants, bars, hotels and apartments..

Why locate your business here?



Location

Central business location with close proximity to the Dublin City Centre



Accessibility

LUAS, numerous bus routes, the Dublin Port Tunnel to Dublin Airport and the East Link Bridge



Space

Offices in very good condition throughout



Value for money

Excellent value for money on flexible lease terms

Size

Floor	sq.m. (approx.)	Sq.ft. (approx.)
Total:	261.99	2,820

For more information contact

Brian Gaffney

+353 1 531 1032
bg@murphymulhall.ie

Rebecca Breen

+353 1 531 1043
rb@murphymulhall.ie



CHQ Building



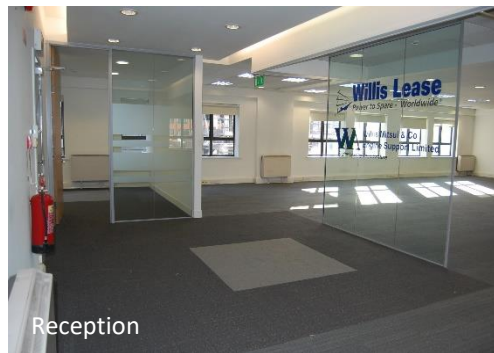
J2 Grill & Sushi



Seven Wonders



Boardroom

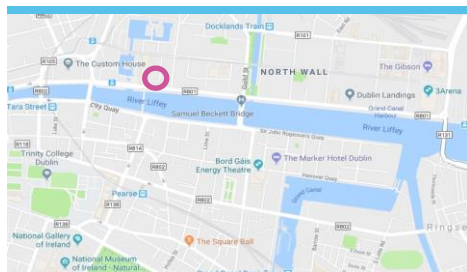


Reception



Kitchenette

Location



Click [here](#) to view on Google Maps

How to get here



By LUAS

The Grand Canal Dock DART Station is 2 mins walk

Click [here](#) to go to irishrail.ie



By Bus

The main bus routes are: 33X, 142 & 505-X

Click [here](#) to go to dublinbus.ie



By Bike

Dublin Bikes Station is 1 mins walk

Click [here](#) to go to dublinbikes.ie

Description

The third floor provides for open plan offices with a boardroom, meeting room and kitchenette facilities.



Parking

There are 2 car parking spaces available with the property.

Lease Term & Costs

The property is available on flexible lease terms and competitive rental levels are offered.

Specification

- > Suspended ceilings
- > Solid floors with carpet flooring
- > Air conditioning
- > Perimeter trunking
- > Electric storage heating
- > Kitchenette & Toilet facilities
- > Intercom System

Building Energy Rating



Disclaimer | These particulars are issued by Murphy Mulhall on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them for themselves, Murphy Mulhall and for the vendor/lessor whose agents they are given notice that (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Murphy Mulhall nor any of their employees have any authority to make or give any representation or warranty in relation to the property. PSRA LICENCE NUMBERS: 003754