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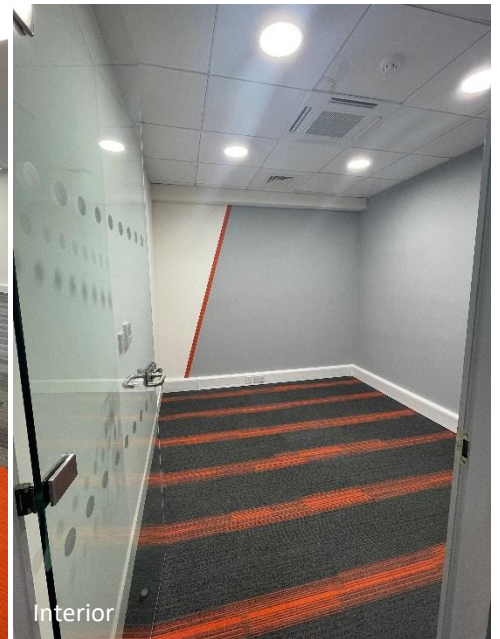
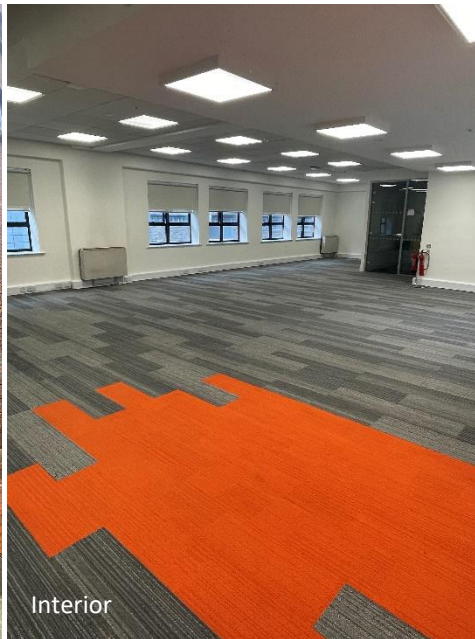
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To Let

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



Introduction

12 – 13 Exchange Place is located in the heart of the IFSC close to its junction with Mayor Street Lower.

The property is close to a variety of amenities including pubs, restaurants, shopping, theatre, hotels, college etc. The location has unrivalled public transport links with the LUAS Red line at George's Dock within 200m and Connolly Station within 5 minutes' walk whilst there are numerous Dublin bus routes which run along North Wall Quay. The property is located within 500m.

Specification

- > Suspended ceilings
- > LED Lighting
- > Perimeter trunking wired for power & data cabling
- > Carpet flooring
- > Electric Storage Heating
- > Kitchenette facilities

Size

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

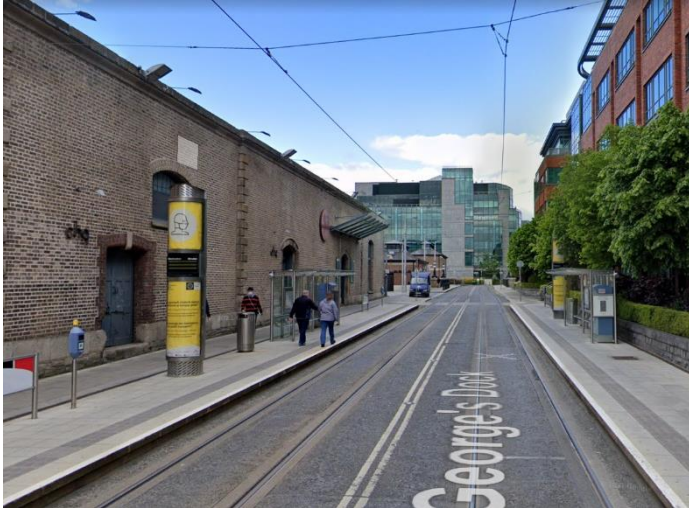
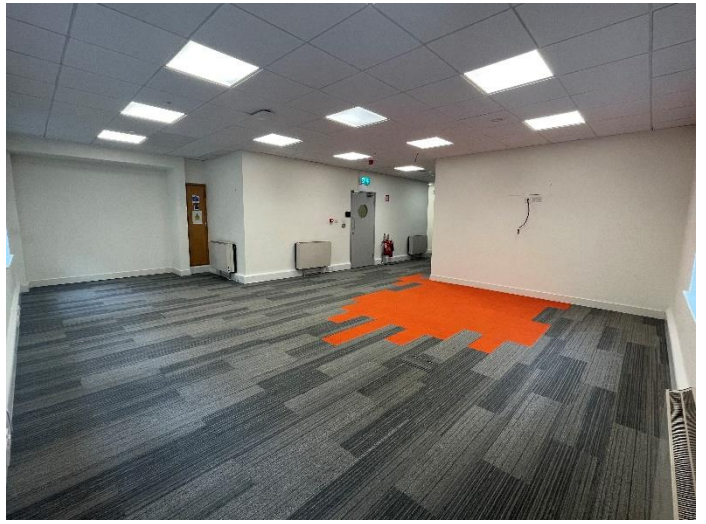
For more information contact

Rebecca Breen

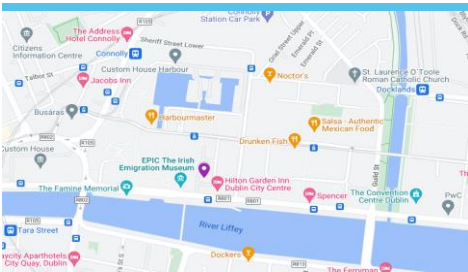
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Location



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

How to get here



By Bus

Number of commuter bus pass along North Wall Quay. Bus Aras is also within close proximity.



By LUAS

Luas stop at George's Dock is 200m from Exchange Place.



By Train

The DART at Connolly is a 5-minute walk from property

Description

The Third Floor extends to approx. 2,820 sq.ft. and has 2 x surface car parking spaces.

The space is laid out to provide for predominately open plan offices, boardroom, 2 x meeting rooms, storage room and kitchenette facility.

Lease Term & Costs

The property is available by way of a new flexible lease at a competitive rental levels are offered.

Why Locate your Business Here?



Location

Central business location in the heart of IFSC



Accessibility

Multiple public transport options located within walking distance.



Space

Refurbished office in excellent condition



Value for money

Excellent value for money

Building Energy Rating



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