

TO LET



3 Grand Canal Plaza, Grand Canal Street, Dublin 4

Fifth & sixth floors in a prominent landmark office building

High specification and fully furnished offices

Flexible lease terms

Jones Lang LaSalle

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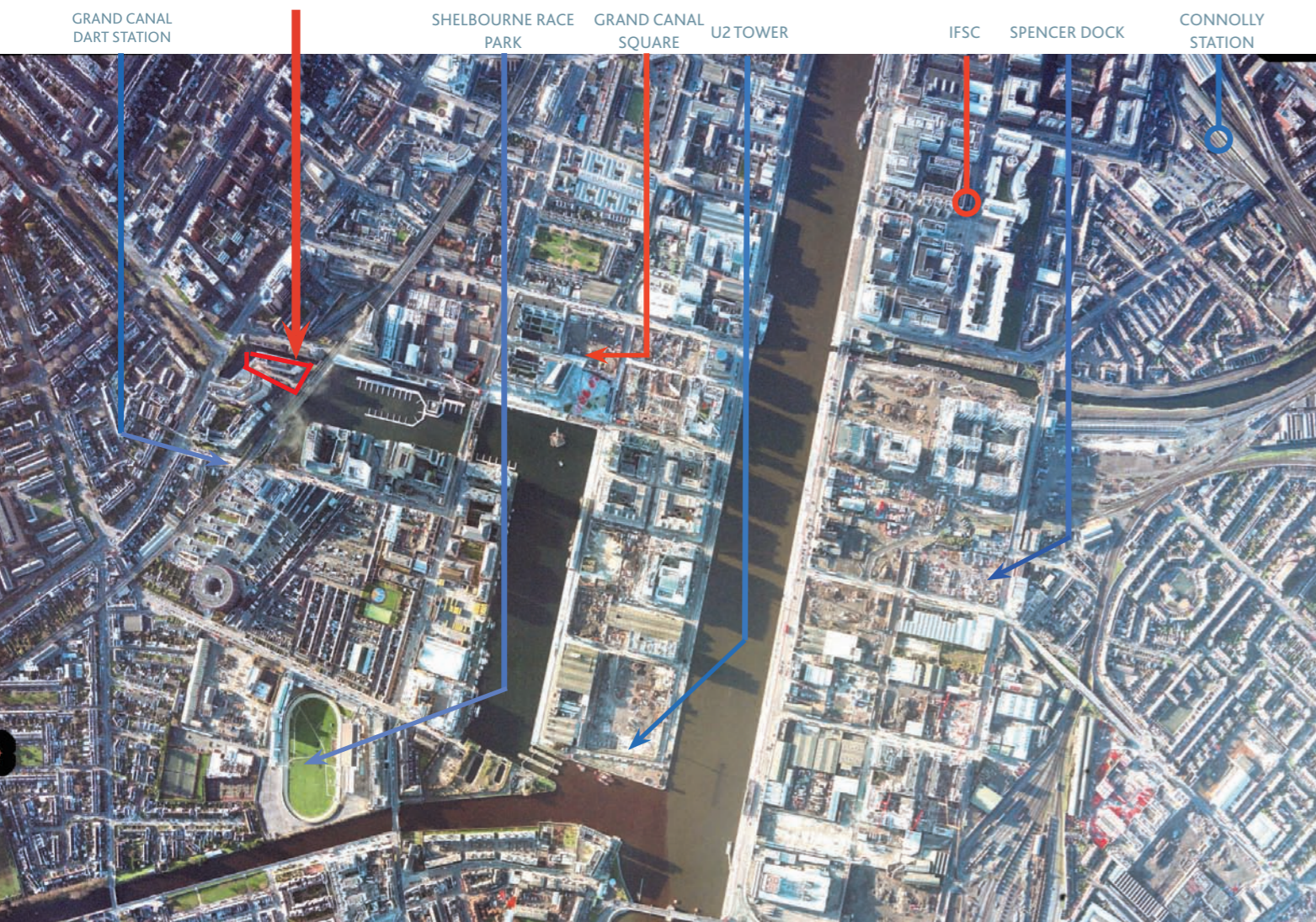
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3 GRAND CANAL PLAZA



Location

3 Grand Canal Plaza is located within the renowned Grand Canal Plaza scheme.

3 Grand Canal Plaza offers occupiers the opportunity to locate in prestigious landmark offices strategically located between the traditional office locations of the Central Business District and the Docklands. Furthermore the offices also benefit from being located adjacent to the Docklands which is home to many firms including HSBC. Current neighbouring occupiers include Elan Pharmaceuticals, Coyle Hamilton Willis and Failte Ireland. Public transport is also readily available with numerous bus routes serving this location in addition to the Grand Canal Dock Station DART station which is within a very short walk off Barrow Street.

The nearby retail amenities include Spar and adjoining Insomnia Café and high end "Fresh" supermarket in the South Docks. Numerous bars and restaurants are also within a short walk such as Milano, Ely and Ocean Bar in the docklands with Starbucks Coffee, The School House Hotel and restaurant also nearby. Furthermore, occupiers are also in close proximity to Jackie Skellys Gym and Mink Salon.

Description

3 Grand Canal Plaza is a truly unique office building with a large impressive reception area providing a glimpse of the grandeur which extends throughout the building.

The available accommodation comprises the fifth and sixth floors, being the penthouse and the penultimate penthouse, presenting companies with the opportunity to occupy the most prestigious and sought after floors within the building.

The high specification includes raised access floors with floor boxes wired for power and cabling, suspended ceilings with light fittings and air conditioning throughout.

The accommodation is presented in 'walk in' condition and currently comprises a mixture of open plan and cellular offices providing maximum flexibility. In addition, both floors also come with the benefit of terraces enabling occupiers to further enjoy the excellent views of the City Centre, Grand Canal and Docklands.

Furthermore, incoming tenants may also have access to an impressive restaurant facility located on the ground floor.

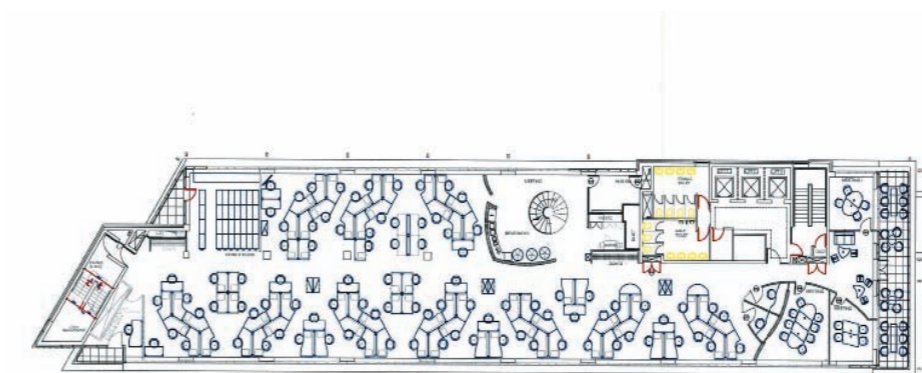
Specification

- Terraces and spectacular views
- Raised access floors with carpet tiles
- Floor boxes wired for power and computer cabling
- Mixture of open plan and cellular offices
- Air conditioning throughout
- Available fully fitted
- Impressive restaurant facility

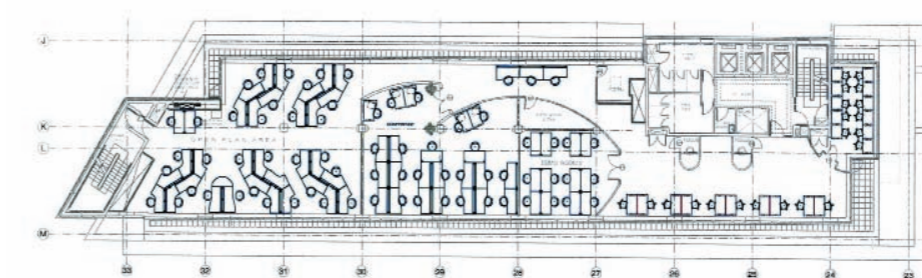
Accommodation Schedule

Floor	M2 (Net Internal Area)	Cars
Fifth Floor	602.48	7
Sixth Floor	497.78	5
Total	1,100.26	12

Floors are available together or separately



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

Terms

Available immediately by way of flexible short term leases

Rent

On application

Inspection

Strictly by prior appointment