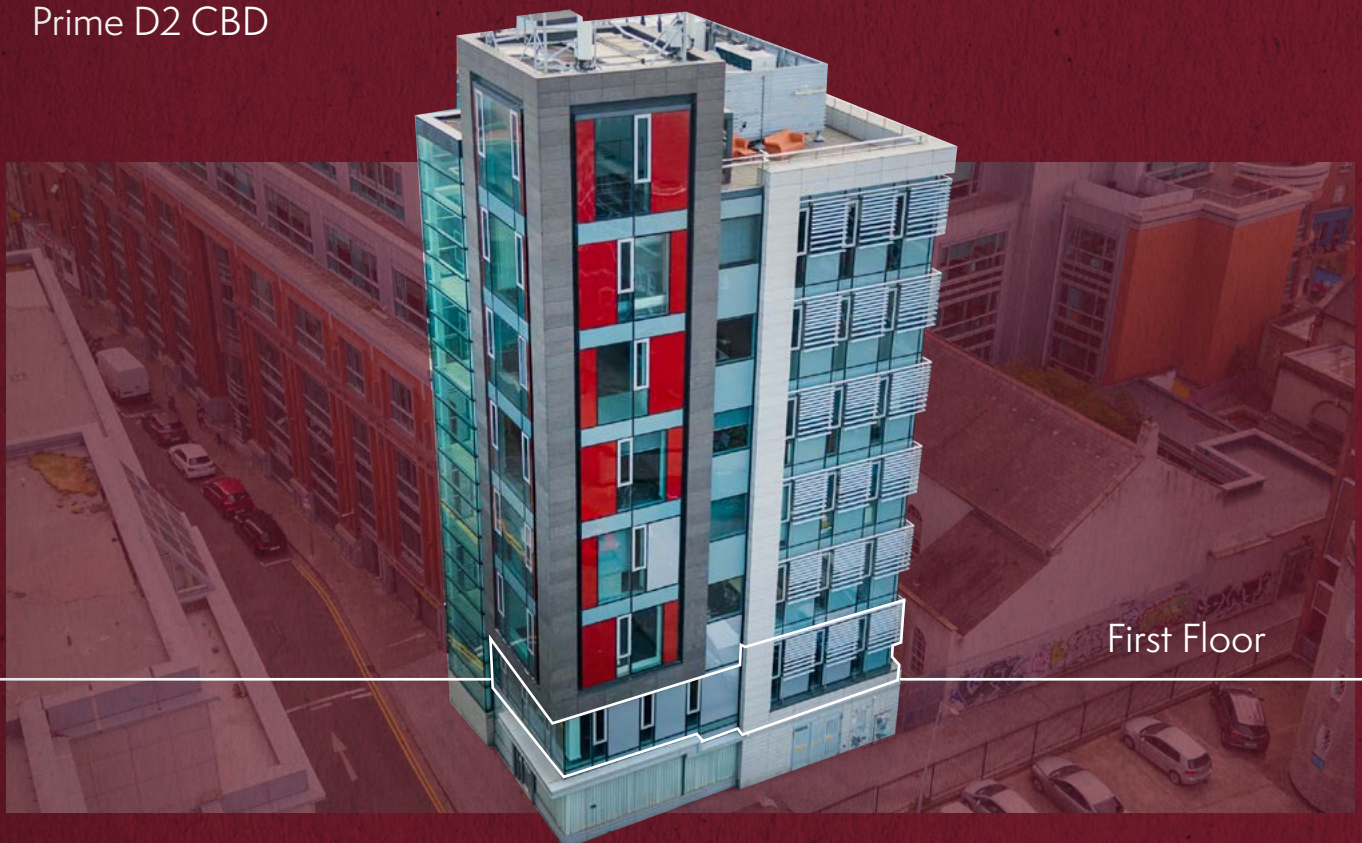


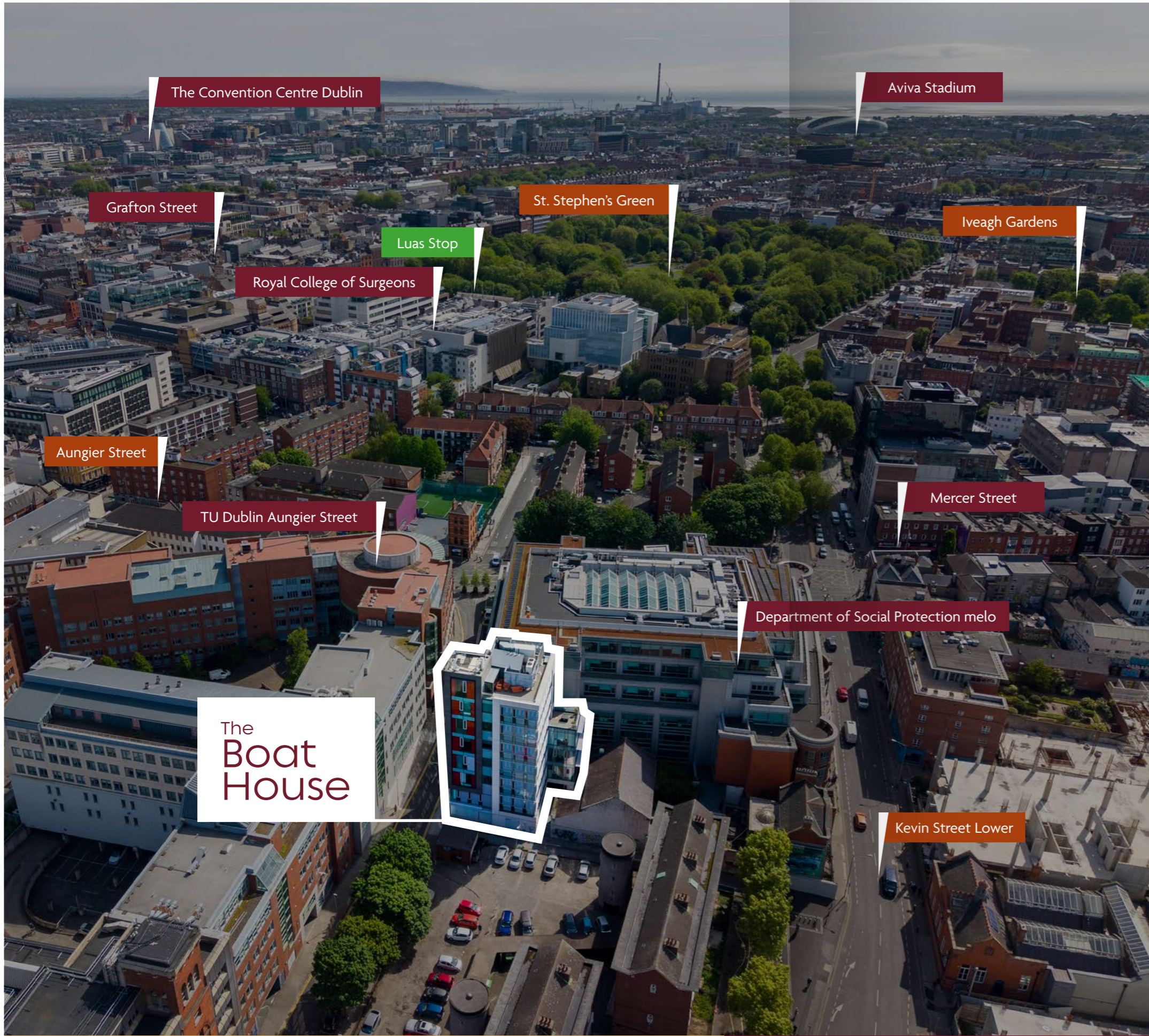
The Boat House

BISHOP STREET, DUBLIN 8

Flexible, Modern
Offices on the
Edge of Dublin
Prime D2 CBD



First Floor



The Boat House

Key Highlights



Contemporary office accommodation



Flexible floor plates available



Immediate access to Dublin 2



Amenity-rich location



Excellent transport connectivity



Car parking and end-of-trip facilities

The Boat House

Location

The Boathouse is ideally positioned on Bishop Street (directly behind Bishops Square) on the boundary between Dublin 8 and Dublin 2. It is a 5 min walk from St. Stephen's Green and the city's core business district.

This highly accessible location offers office occupiers a central Dublin address, with numerous cooperate and state neighbours like Tourism Ireland and the Department of Revenue while benefiting from the vibrancy and energy of one of the city's most sought-after lifestyle locations.



Amenity

Located within immediate proximity to Wexford Street and Camden Street, the property benefits from one of Dublin's strongest concentrations of food, beverage and lifestyle amenities.

The surrounding area includes a strong mix of occupier-focused amenities such as:

- Proper Order Coffee Co., Two Fifty Square & Network Café
- Dublin Pizza Co., Hang Dai Chinese & Sprezzatura
- A range of gyms and fitness studios including FlyeFit and yoga studios
- Strong convenience offer including Tesco, Metor and Fresh on the doorstep.

St. Stephen's Green and Grafton Street are both both within 10 min walking distance, further enhancing the appeal of the location for occupiers.



Transport

Transport	Walk Time
Strong cycle infrastructure & Dublin Bikes nearby	1 min
Dublin Bus routes on Dame Street & Patrick Street – routes 15, 151, 860, 27, 44 and the E1, E2 and QBC	10 min
LUAS Green Line Stephens Green station	7 min
LUAS Red Line Smithfield / Four Courts	18 min

Description

The Boathouse comprises a modern six storey office building offering high quality accommodation with flexible floor layouts suitable for a range of occupiers. Modern floor plates of this size are very limited in the Dublin 2 and 8 areas.

The available space is fitted to include a combination of open plan office areas, meeting rooms, and kitchen facilities, providing a ready to occupy space.

Reception



ACCOMMODATION SCHEDULE

FLOOR	SQ.M.	SQ.FT.
First	169	1,819



First Floor



SPECIFICATION



Raised access floors



Suspended ceilings and recessed Cat 2 lighting



Four pipe fan coil air conditioning system



High specification entrance foyer and common areas



8 person Passenger lift



Secure basement car parking



Shower Facilities and secure bicycle storage

The Boat House

AGENT



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LEASE

Available by way of
flexible lease terms.

RENT

On application.

BER



VIEWING

Strictly by appointment
with sole leasing agent.