

OFFICES TO LET

16-22

Green Street

Dublin 7

Penthouse & Lower Ground Floors
Combination of Fully Fitted & CAT A Offices
2,626 - 7,470 sq.ft NIA





Penthouse Floor



Lower Ground Floor

16-22 Green Street

Outstanding modern office building
located in the heart of the City.

Office Highlights



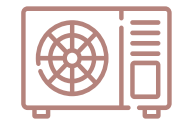
Combination of Fully Fitted
and CAT A Office Space



Attended
Reception Area



New Shower and
Changing Facilities



New Air Conditioning
System (Penthouse)



LED
Lighting



Floor Boxes Wired for
Power and Data



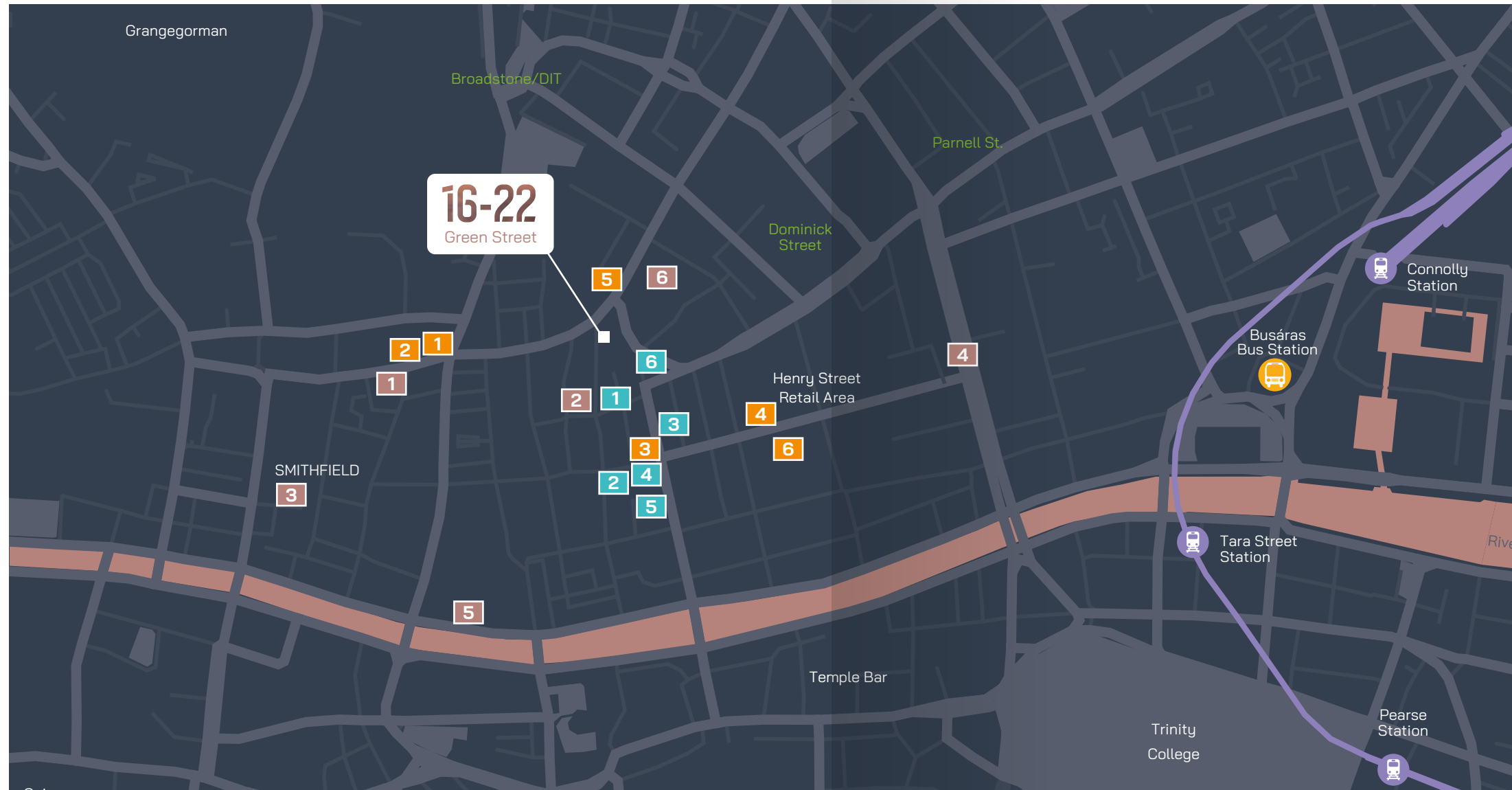
Shared Bicycle
Parking



Communal Outdoor
Courtyard

Location

16- 22 Green Street is an outstanding modern office building located in the heart of Dublin 7, adjacent to Capel Street. The building is in close proximity to a number of landmark locations including The Four Courts, O'Connell Street and Smithfield Plaza.



A central location close to a number of well-known food & beverage options and wonderful amenities.

Restaurants

- 1 Bonobo
- 2 Café Oasis
- 3 Arisu Korean Restaurant
- 4 Nandos
- 5 Boco
- 6 The Church Café Bar

Bars

- 1 Bar 1661
- 2 The Hacienda Bar
- 3 Krewe
- 4 Slatterys
- 5 McNeills
- 6 The Black Sheep

Amenities

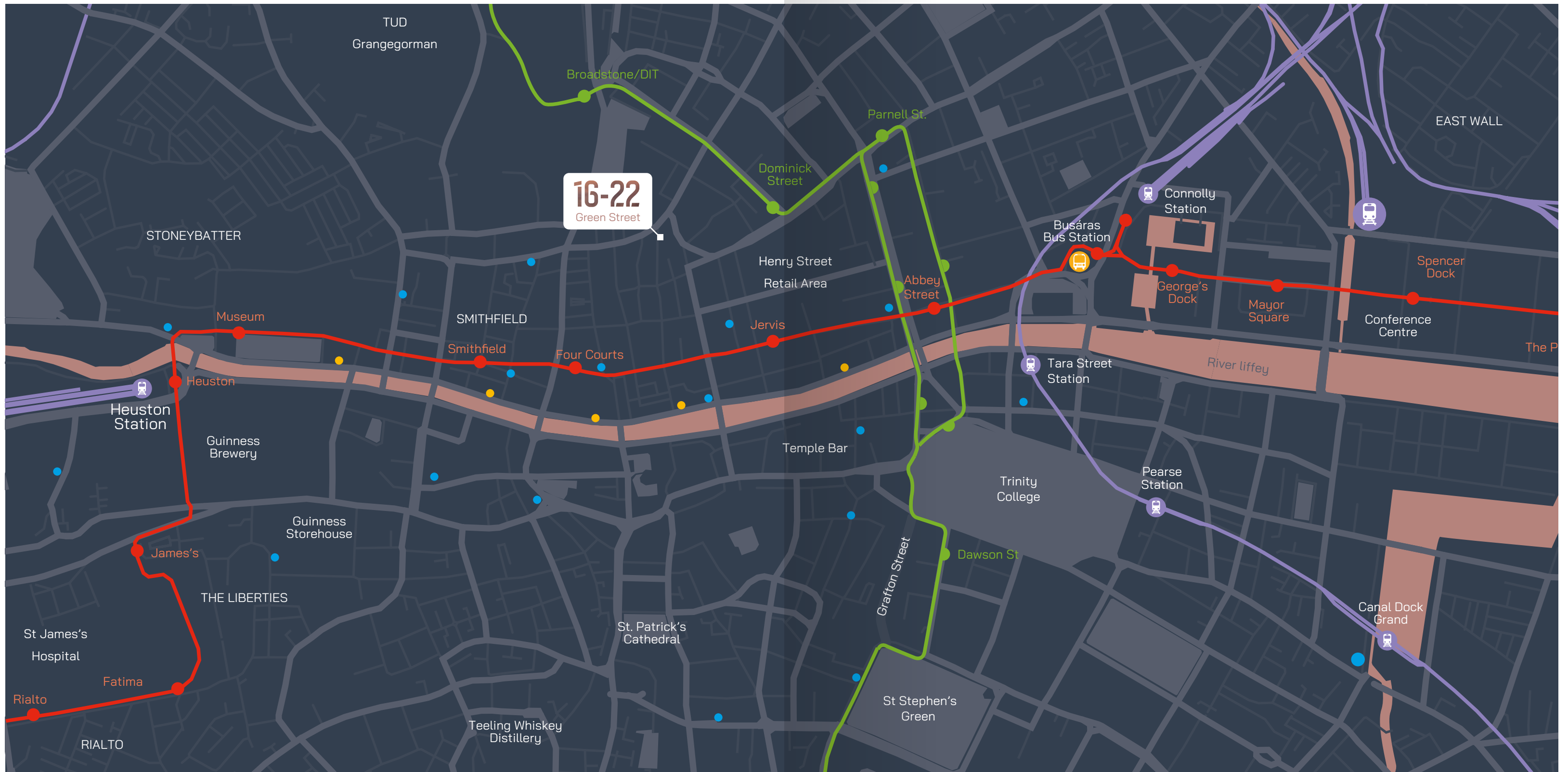
- 1 Little Italy
- 2 St. Michan Park
- 3 Smithfield Plaza
- 4 O'Connell Street
- 5 The Four Courts
- 6 TUD Boltom Street

Transport

A highly accessible location via Luas, DART and mainline rail, Dublin Bus and Dublin Bikes. The location also provides easy access to Dublin Airport by car or Bus.

Transport	Walking Distance
Dublin Bikes	2 Mins
Dublin Bus	8 Mins
Luas Green Line	8 Mins
Dublin Express	8 Mins
Luas Red Line	9 Mins

- Luas Red Line
- Luas Green Line
- DART/Train Line
- Dublin Bike Stations
- Dublin Bus Stops



Available Accommodation

The available accommodation is located on the 4th Floor Penthouse and Lower Ground Floor. The available Penthouse floor extends to 2,626 sq. ft. and has recently undergone a full CAT B fitout. The lower ground is currently CAT A specification, although a full CAT B fitout can be provided.

4th Floor

The Fourth-floor penthouse is fully fitted including the following:

- Suspended ceiling
- VRV air conditioning system
- Perforated metal ceiling tiles
- Energy efficient LED lighting
- Painted and plastered walls
- Raised access floor
- Quality carpet tile finish
- Floor boxes wired for power and data
- Toilet facilities

Fit out includes:

- Reception
- Tea station
- 40 open plan workstations
- Break out/ collaboration space
- 8 person boardroom



Lower Ground Floor

The CAT A specification includes the following:

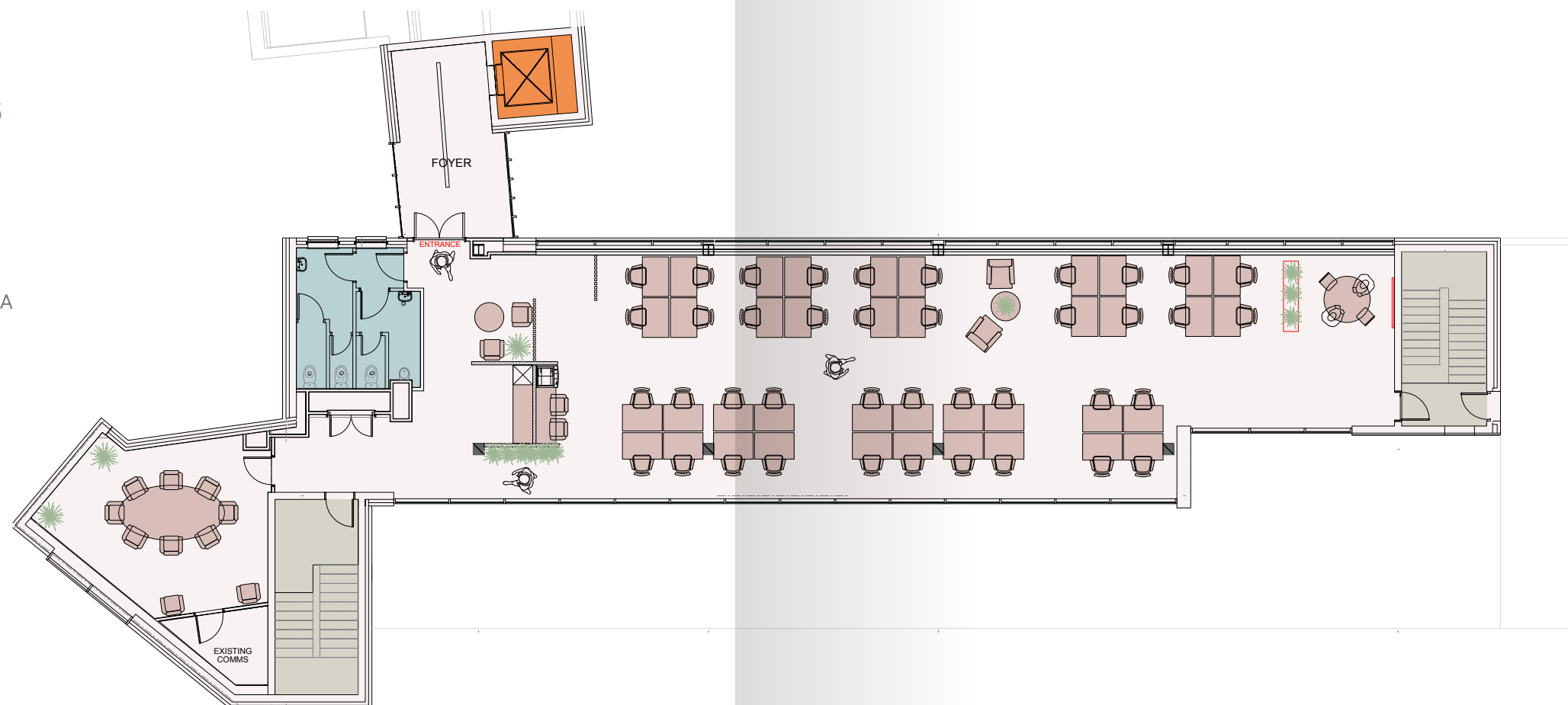
- Suspended ceiling
- VRF air conditioning system
- Mineral fibre acoustic ceiling tiles
- Energy efficient LED lighting
- Painted and plastered walls
- Raised access floor
- Quality carpet tile finish
- Floor boxes wired for power and data
- Plumbed for tea station
- Toilet facilities



Floor Plans

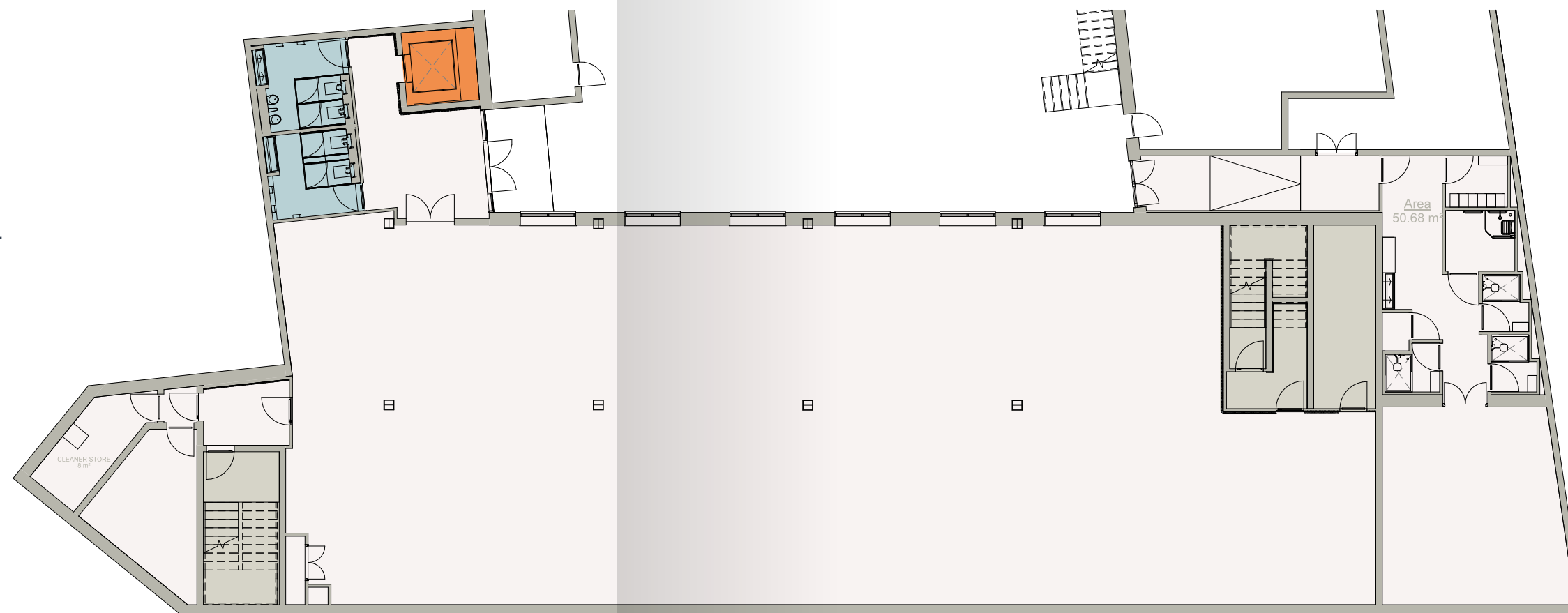
4th Floor

244 sq.m / 2,626 sq.ft NIA



Lower Ground Floor

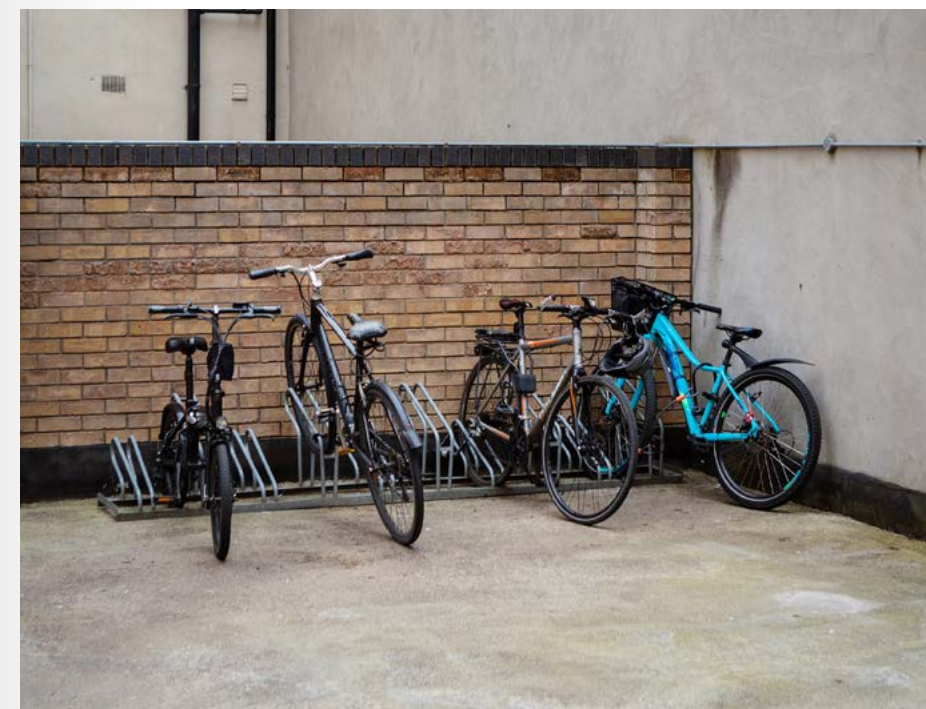
450 sq.m/4,844 sq.ft NIA



Tenant Amenities

The building offers a host of common area amenities including:

- Shared bicycle parking
- Shared Showers/
Changing/ Drying
Facilities
- Communal outdoor
courtyard
- Attended reception
area



16-22

Green Street

Dublin 7

Rent

On Application.

Lease

Available to let under a new lease direct from the landlord.

Viewing

Viewing highly recommended by appointment with sole agents Knight Frank.

Agent



20-21 Upper Pembroke Street, Dublin 2
+353 1 634 2466

Tom Fahy
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Tom.Fahy@ie.knightfrank.com

Knightfrank.ie

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