



K I L M O R E
H O U S E

S P E N C E R D O C K

**Grade A
Office Space
available on
a new lease**



**MODERN & FULLY UPGRADED
GRADE A OFFICE SPACE**

SIZE AVAILABLE FROM

**2,672 SQ.FT.
- 68,672 SQ.FT.**

**BRIGHT &
EFFICIENT
FLOOR PLATES**



**IMPRESSIVE DOUBLE
HEIGHT RECEPTION**



**NEW SHOWER
& CHANGING
FACILITIES**



**OUTDOOR
TERRACED AREAS**

BER

TARGET BER A RATING







LOCATION

Kilmore House is located in the heart of Spencer Dock, one of the premier locations in Dublin City and the home to many high-profile occupiers


Such as PwC, Salesforce, A&L Goodbody Solicitors and the Central Bank. The property is located adjacent to The Convention Centre Dublin. The building overlooks Central Square which hosts the Spencer Dock Lunchtime Market for nearby occupiers, in addition to tenant community social events run throughout the year specifically for tenants in Kilmore House.

The Luas Red Line is on your doorstep at Spencer Dock Station and there are many bus routes serving the area including the AirLink. Bus Aras is a 15-minute walk away providing access for provincial commuters. Both Docklands & Connolly Dart stations are a short walk and there are ample Dublin Bike stations nearby.

WALKING TIME

 Connolly Station	15 mins
 Pearse Street Station	10 mins
 Luas Green Line	18 mins
 Luas Red Line	1 min
 Dublin Bike	2 mins
 Dublin Bus	2 mins

BY CAR

 Port Tunnel	12 mins
 Dublin Airport via Port Tunnel	20 mins



DESCRIPTION

The building is a high quality Grade A office building laid out over eight levels extending in total to 110,000 sq. ft.



Originally designed by Scott Tallon Walker in 2007, internally the property benefits from a large double height reception and spacious waiting area.

The available accommodation includes accommodation on the Lower Ground and 3rd - 7th floors extending in size from approximately 2,672 - 68,672 sq.ft. The building benefits from very bright and efficient floor plates that are flexible and have the ability to be sub-divided if required.

The CAT A is being upgraded to a target BER A rating to provide tenants with an enhanced energy efficiency to lower running and operating costs.

The building shall also include new premium quality shower and changing facilities and the basement will include ample bike storage facilities and car parking for occupiers in the building.

Furthermore, next phase of works shall include the full upgrade and remodelling of the Building Reception



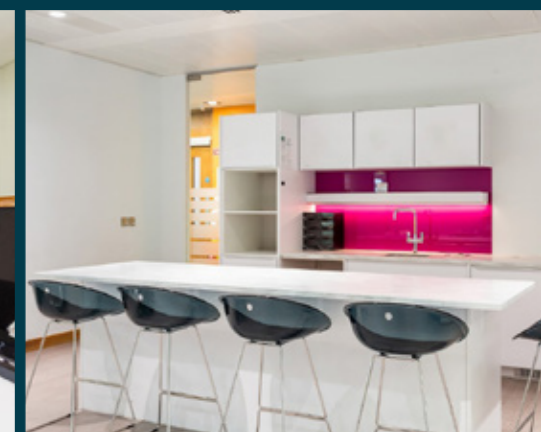
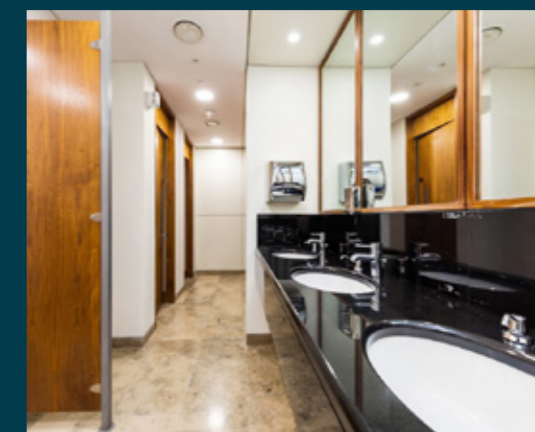
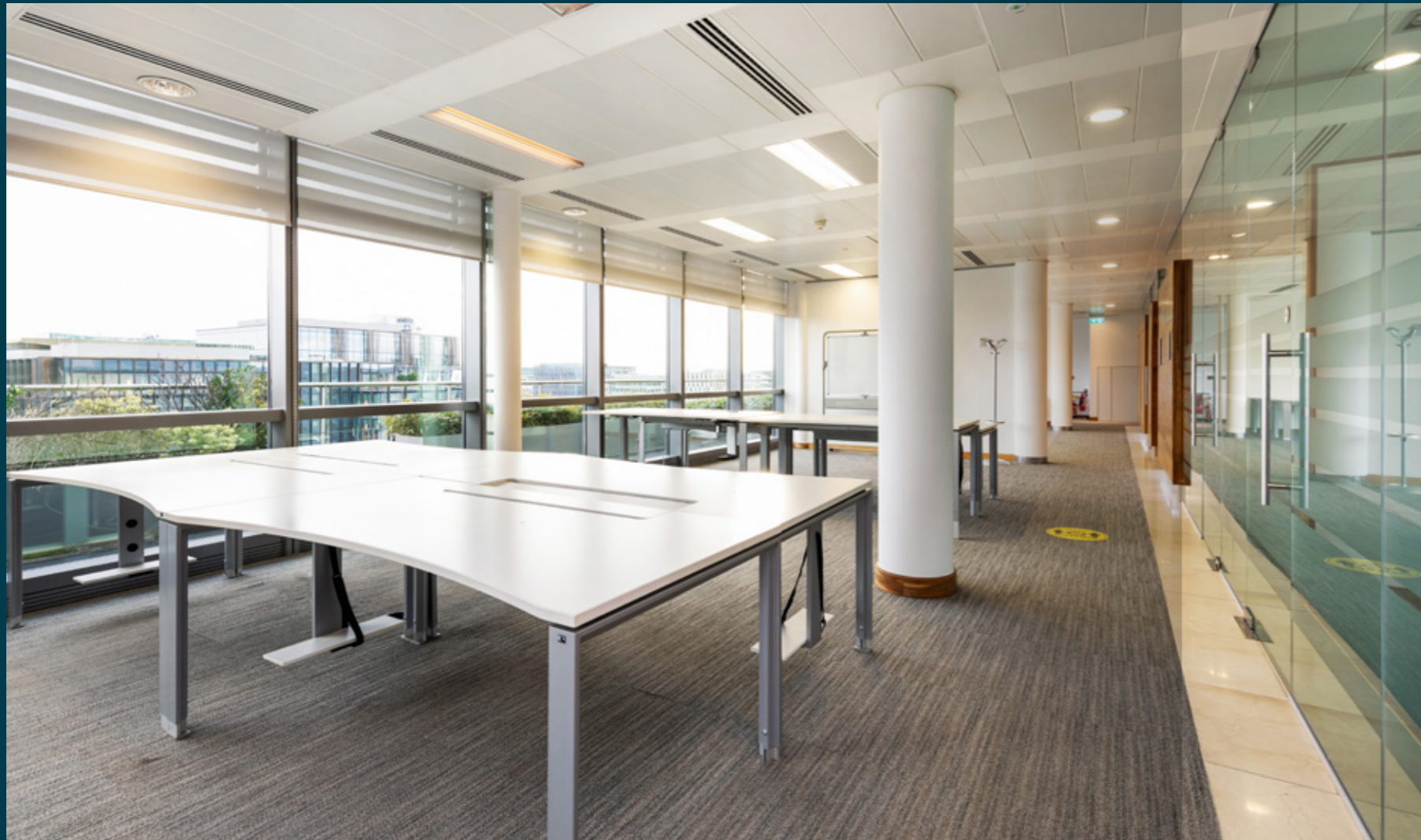
Schedule of Accommodation

FLOOR	SQ. FT.
Part 7th Floor	4,982
Part 7th Floor	4,791
6th Floor	9,874
5th Floor	12,928 (Reserved)
4th Floor	12,995
3rd Floor	12,945 (5,867 Reserved)
Ground Floor	771
Unit G5 (Ground Floor Fully Fitted)	2,672
Lower Ground Floor	6,918



Specification

- » Upgraded modern grade A office space
- » Target BER A rating
- » Perforated metal ceiling tiles
- » Upgraded LED light fittings
- » Raised access floors with floor boxes
- » VRF Air conditioning system with upgraded fan coil units
- » New shower and changing facilities
- » Passenger lift serves all floors
- » Impressive reception
- » Security on-site
- » Ample basement and car parking available
- » New PV system installed on the roof of the building



Contacts

All enquiries to be directed to sole agents
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