Premier Office Space to Let in Dublin 2
Location

World Rugby House is centrally located at 8-10 Lower Pembroke Street, within immediate walking distance of St Stephens Green in the heart of Dublin’s Central Business District in the famous Georgian office quarter.

The property has excellent connectivity to Dublin city centre, its suburbs and the surrounding hinterland via the Green LUAS Line, DART and in excess of 30 Dublin Bus routes all located within walking distance of the property. There are also 2 Dublin Bike Scheme docking stations located nearby and the new LUAS Cross City Line will link the existing Green and Red lines, further enhancing the transport nodes to Tenants in World Rugby House.

Description

Following an extensive internal and external refurbishment programme, World Rugby House now comprises new Grade A office accommodation which has been finished to the highest of standards. Specification includes raised access floors, suspended ceilings with new metal perforated ceiling tiles and recessed light fittings and a fan coil air conditioning system. The external facade was fully re-glazed and is accompanied by a spacious and welcoming entrance lobby, as well as an upgrade to all of the common areas within the building.

The ground floor accommodation comprises 2 fully open plan suites separated by a common reception area which is manned throughout business hours. Floor to ceiling windows provide an abundance of natural light within this flexible and self contained office suite. The secure underground car parking can be accessed via both the lift and a stairwell providing maximum security to Tenants. The floor plate provides an occupier with well lit, flexible accommodation with unrivalled specification.

Nearby occupiers include:

- CRH
- Bank of Ireland
- Ivor Fitzpatrick
- Louis Copeland
- EAP Consultants
- Many Government Departments

The property is also serviced by many amenities including:

- The Merrion
- The Shelbourne
- The Fitzwilliam
- Dax
- FXB
- Coffee Angel
- Matt the Thresher
- Bang Cafe
- The Unicorn
Accommodation Schedule

The net internal area is as follows:

<table>
<thead>
<tr>
<th>Floor</th>
<th>M²</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>391</td>
<td>4,200</td>
</tr>
<tr>
<td>Car Parking</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>spaces available</td>
</tr>
</tbody>
</table>

All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence.

Specification

- Raised access floors with carpet tiles
- Suspended metal ceiling tiles with recessed light fittings
- Fan coil air conditioning system
- Fully refurbished common areas finished to the highest standards
- Secure underground car parking facilities

Building Energy Rating

BER: B3
BER No. 800264756
EPI: 348.11 (kWh/m²/yr)
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Inspection
Strictly by prior appointment.

Rent
On Application.

Terms
Available on a 4 year, 9 month sub-lease.

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