



45 MESPIL ROAD



**HIGH PROFILE STAND-ALONE OFFICE BUILDING
OVERLOOKING THE GRAND CANAL AND SET IN THE HEART
OF DUBLIN'S MOST DISTINGUISHED BUSINESS QUARTER**

6 FLOORS
OF WORLD CLASS
OFFICE SPACE

47,440 SQ
FT

MODERN OFFICE SPACE ON
THE BANKS OF DUBLIN'S
GRAND CANAL

1,850 SQ
FT

GENEROUS NEW
DOUBLE HEIGHT
FEATURE RECEPTION

1:8 SQ M
BASE
OCCUPANCY

3 13 PERSON
PASSENGER
LIFTS

9 SHOWERS, INCL
CHANGING &
LOCKER FACILITIES

14 BASEMENT CAR PARKING
SPACES WITH VISITOR SET
DOWN AREA

90 SECURE BICYCLE
SPACES

45MESPILOAD.COM

Sustainability Targets



DESCRIPTION

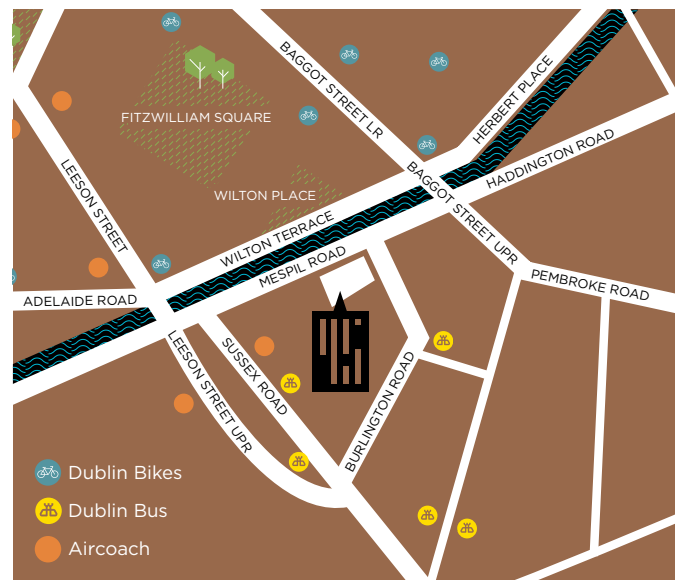
45 Mespil Road is the most recent addition to Dublin's thriving Central Business District. This distinguished standalone building, offers 6 floors of Grade A office accommodation on the corner of Mespil Road and Burlington Road, overlooking the idyllic Grand Canal. This address is synonymous with success and is home to a host of world-renowned global and large domestic organisations.

SPECIFICATIONS

- External façade finished in Portuguese limestone
- M&E designed to accommodate occupation capacity of 1:8 SQ M
- 1.5m planning grid
- Optional - Suspended metal ceiling system or exposed services
- Low energy four pipe fan coil system with fresh air handling throughout
- Energy efficient LED Lighting
- Raided access floors
- Power track and grommets 1 per 8 SQ M
- Carpet tile provision
- Building Energy Management System (BEMS)
- Floor by floor metering
- High quality bespoke reception desk and furnished waiting area
- Water efficient automated appliances
- High quality natural stone finishes throughout the common areas
- Three energy efficient 13 person passenger lifts
- 4 male and 4 female and 1 unisex wheelchair accessible shower facility
- Male and female locker / drying room facilities
- 90 secure bicycle spaces
- Basement communications room for telecommunication providers
- CCTV systems incl fire alarm and LED emergency lighting

Schedule of Areas	SQ M	SQ FT
Fifth	747	8,041
Fourth	747	8,041
Third	750	8,073
Second	747	8,041
First	692	7,449
Ground	724	7,793
Basement	14 Car parking spaces	
Total	4,407	47,437

The above Net Internal Floor Areas are approximate areas only.



A HIGHLY CONNECTED LOCATION

Grand Canal
01 min

Dublin Bus
03 mins

Dublin Bikes
05 mins

Baggot Street
02 mins

Leeson Street
05 mins

Luas
12 mins

DART
13 mins

A Development By

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