



THE BOAT HOUSE, BISHOP STREET, DUBLIN 8

- Fully fitted and furnished modern office accommodation
- Impressive modern reception with high quality finishes
- Located in the heart of Dublin city centre, adjacent to a variety of shops, bars and restaurants

BER C1





LOCATION

The Boat House is located between Bride Street to the west and Aungier Street to the east in Dublin's south inner city. The Boat House provides an ideal opportunity for office occupiers to establish themselves in the heart of Dublin city centre. The office benefits from an array of amenities within close proximity including shops, cafes, hotels, restaurants and bars.

The location is exceptionally well serviced by public transport links. The Luas Green Line stops at St. Stephen's Green which is 500m from the Boat House. The property will also benefit from the completion of the Luas Cross City in 2017 when both north and south of the city will be linked.

Numerous bus routes service the immediate area on a regular basis as well as the Aircoach at nearby St. Stephen's Green providing convenient access to Dublin Airport.

THE PROPERTY

The property comprises a 6 storey over basement modern office building. The accommodation available is provided on the 1st & 2nd floors.

SPECIFICATION

- Suspended ceilings with recessed lighting.
- Raised access floors throughout.
- Floor boxes wired for power and Cat 6 data cabling.
- Trench heating and 2 pipe air conditioning cooling system complete with supply and extract ventilation.
- 8 person passenger lift providing access from ground to sixth floor.
- High quality finishes to all common areas including shower facilities.
- Basement car spaces.

ACCOMMODATION

Accommodation	NIA	
	Sqm	Sqft
1st Floor	167	1,797
2nd Floor	177	1,905
Total	344	3,702

RENT

Rent is available on application.

LEASE TERMS

Available to let on flexible lease terms.

BER INFORMATION

BER: C1.
BER No: 800015836.
EPI: 92.95 kWh/m²/yr.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

LISNEY

St. Stephen's Green House, Earlsfort Terrace, Dublin 2
Phone No: 01 638 2700

Contact:

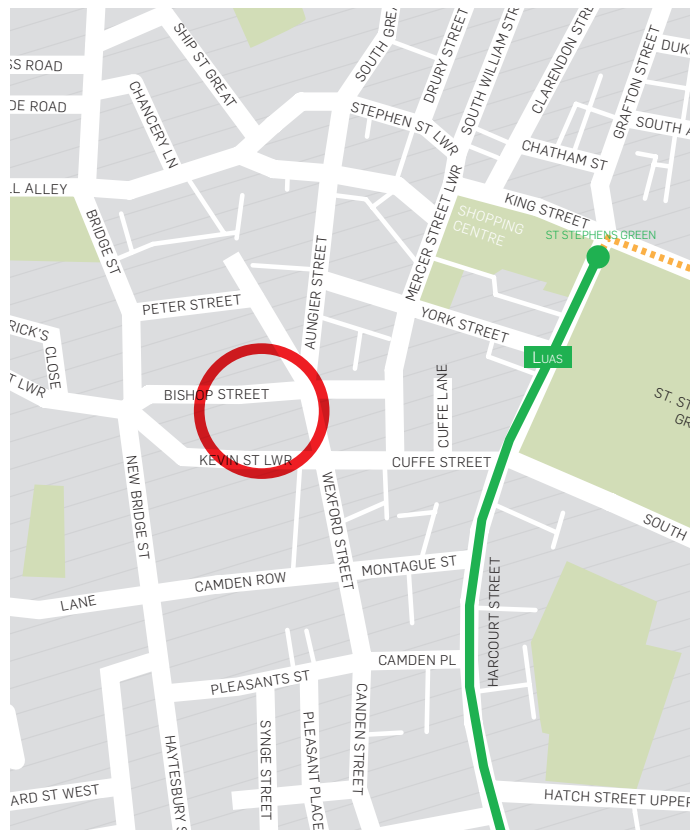
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LISNEY

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