

# 140

Thomas Street, Dublin 8



## Offices To Let

- Newly redeveloped office accommodation of 1,039 sqm (11,184 sqft) located in Dublin city centre
- Open plan floor plates of approx. 275 sqm
- Brand new specification office accommodation close to tourist industries, Digital Hub, St. James's Hospital and a large number of student accommodation units
- Historic location in close proximity to IAWS, St. Patrick's Cathedral, Pearse Lyons Distillery and The Guinness Storehouse
- 700m to Smithfield Luas stop (8 minute walk) and 850m to St. James's Luas stop (10 minute walk)
- 20 minute walk to St. Stephen's Green

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## Location

140 Thomas Street is located close to the junction of Thomas Street with Bridgefoot Street. Thomas Street has established itself as Dublin's digital hub, with many global technology and IT companies choosing to locate here, including IAWS, Athena Media, Eventbrite, Maithú, the Irish Internet Association, NDRC and Silicon Republic.

Thomas Street is one of the main historic arterial routes into Dublin city centre. It is conveniently located within walking distance of Heuston Station and the Luas red line, making it very accessible to all parts of the city. Many bus routes also serve the immediate area and stop close to the property.

Thomas Street and the surrounding areas are undergoing a major urban regeneration, to establish it as a major tourist and commercial hub. The area is home to many tourist attractions, including the Guinness Storehouse and St. Patrick's Cathedral. The internationally recognised National College of Art and Design (NCAD) and St. James's Hospital also located in the immediate area. The new Children's Hospital will be located on the same site as St. James's hospital and will boast a large state of the art campus development, with the first phase due for completion by 2022.

As part of the generation of this area there will also be more than 700 student accommodation units completed prior to the end of 2018.

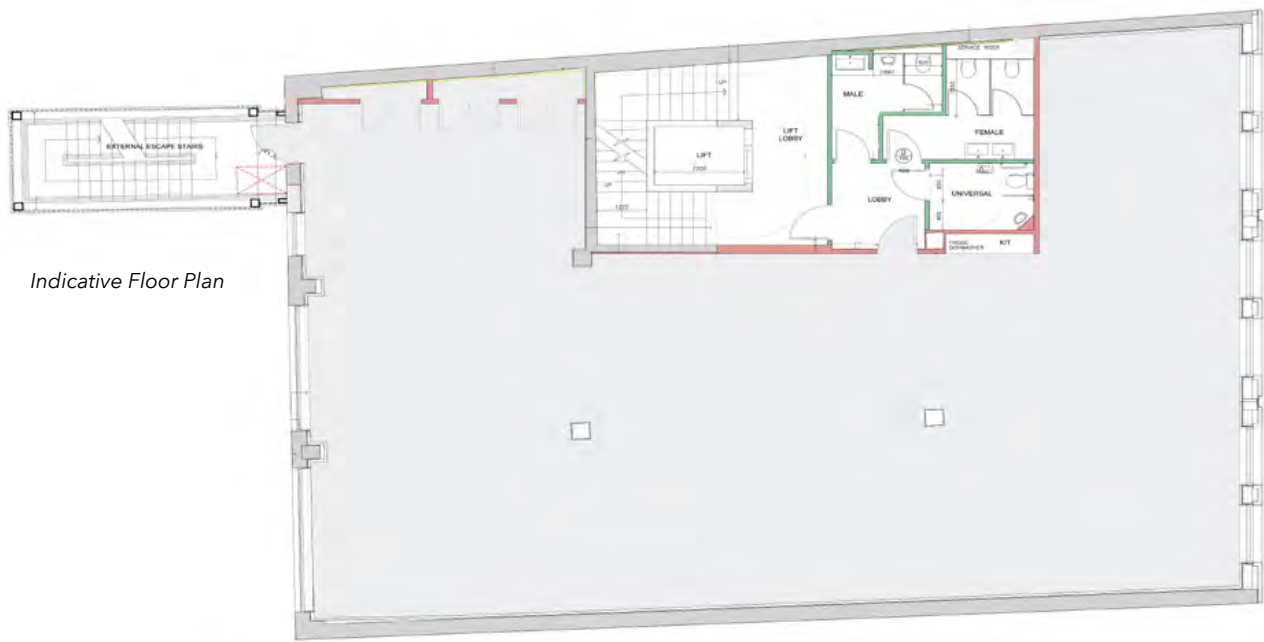
Some other amenities in the area include Pearse Lyons Distillery and Kilmmainham Hospital which is home to the Irish Museum of Modern Art.



# Specification

The property has undergone a substantial redevelopment to include completely stripping the building and completing to a brand new specification and the addition of a 4th floor. The accommodation offers the following specification:

- Raised access floors
- Suspended ceilings
- VRF split cassette air conditioning
- Category 6 data cabling
- LED lighting
- Toilets on each floor
- Showers located at basement level
- Lift access to all floors
- Video door entry system controlled at each level within the building
- Bicycle parking
- Preliminary BER cert B2 - B3
- Car parking at basement level

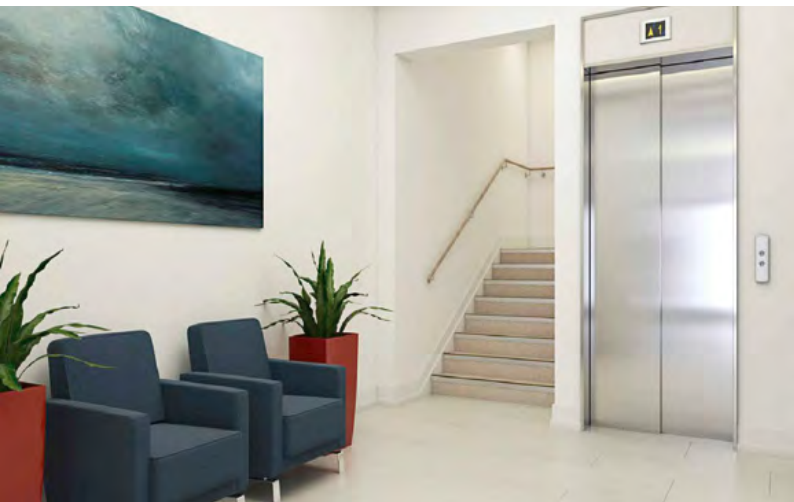


# Description

140 Thomas Street is a five storey, over basement building extending to 1,290 sqm (13,885 sqft) in total, which includes a café/ public office on ground floor. There is a separate self-contained entrance to the office accommodation offering controlled access to each floor.

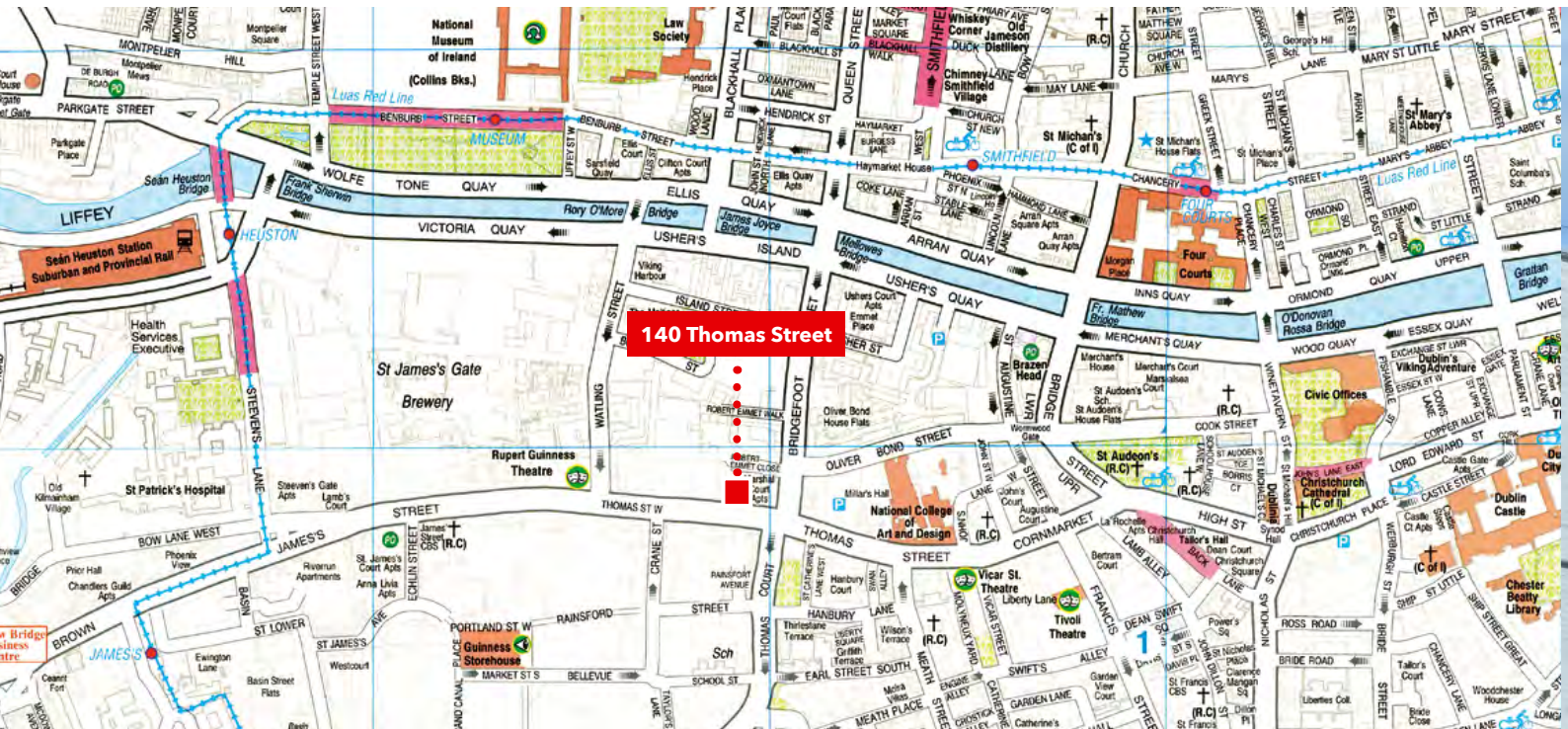
# Accommodation

Description	Sqm	Sqft
First floor	276	2,971
Second floor	277	2,982
Third floor	278	2,992
Fourth floor	208	2,239
<b>Total</b>	<b>1,039</b>	<b>11,184</b>
Car parking ratio 1:1,000 sqft		



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## Rent

On application.

## Lease

A new lease is available.

## BER Information

Preliminary BER: B2-B3

## Contact

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