

TO LET



LEVEL 5  
CUSTOM HOUSE PLAZA

3

D01 VY76





# PROPERTY HIGHLIGHTS



4,349sq.ft. (404 sq.m.)



Flexible lease terms



Secure parking



Shower facilities



Building reception

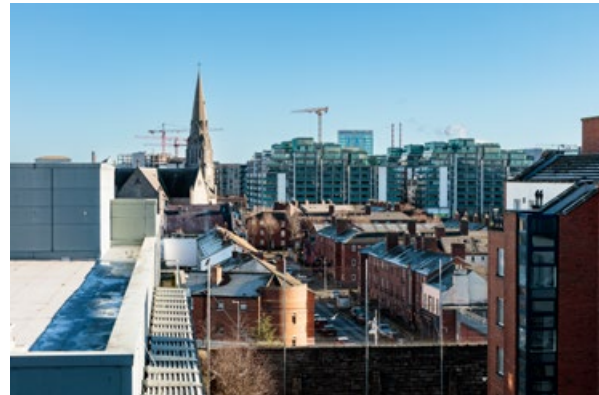


Excellent connectivity



# DESCRIPTION

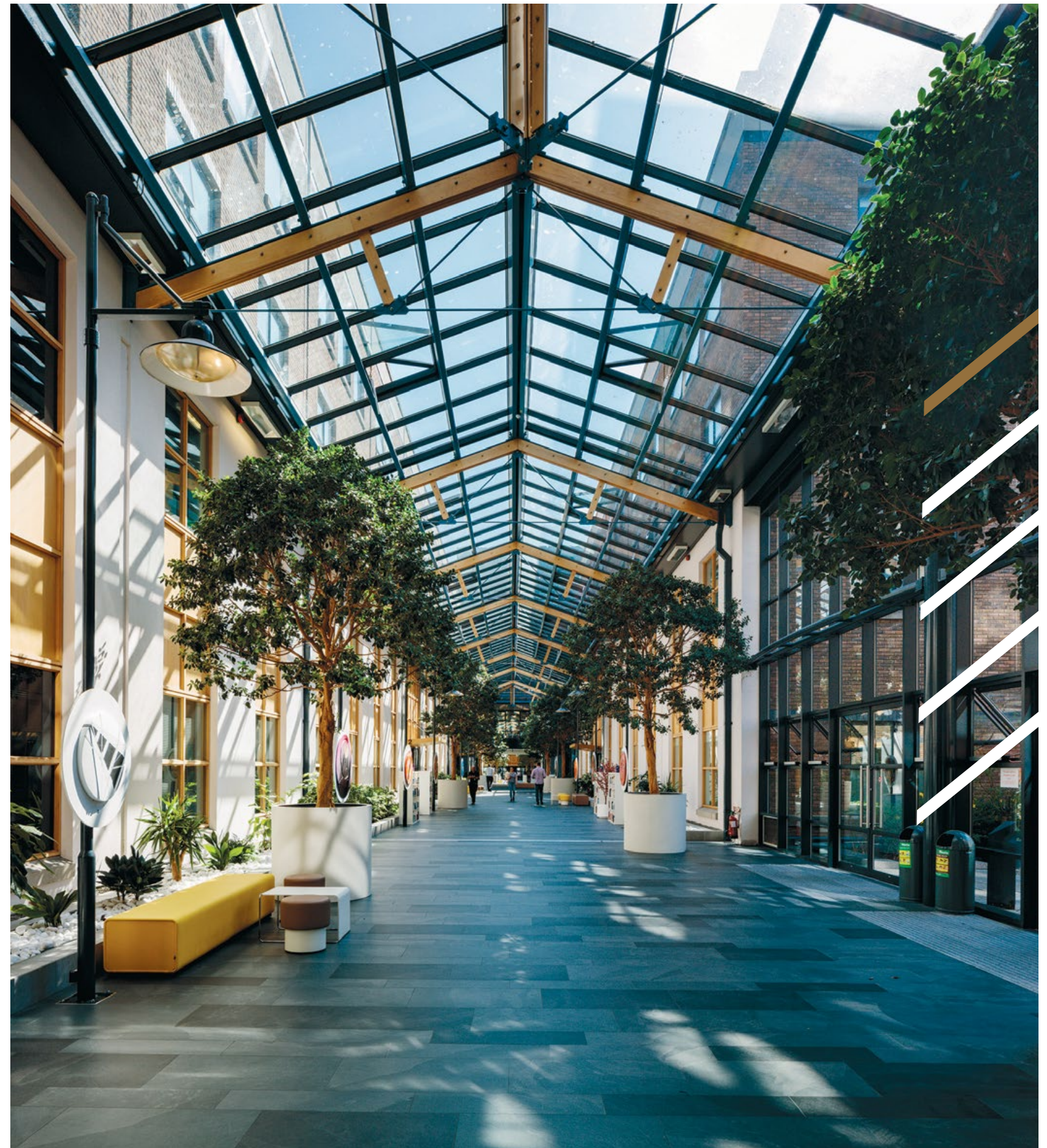
Custom House Plaza is a modern development extending to approximately 16,320 sq.m (174,700 sq.ft) and contains six interconnecting office buildings designed around a central linear glass atrium.



The buildings were constructed between 1997 and 1999. 3 Custom House Plaza is a 5 storey over basement office building that extends to approximately 2,413 sq.m (25,976 sq.ft). The available accommodation extends to approx. 4,349 sq.ft. (404 sq.m) NIA and is located on level 5, Plaza 3. New kitchen, male & female toilets and showers provided for the exclusive use of the tenant. Car parking is provided via underground car park which is accessed off Sherriff Street with each Plaza building having direct access via staircase and lifts from the car park to the various floors.



Pedestrian access to the entire of CHP is through a single entrance at Harbourmaster Place and thereafter the individual buildings are accessed off the internal atrium.





## SPECIFICATIONS

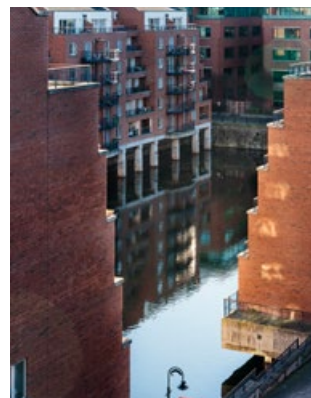
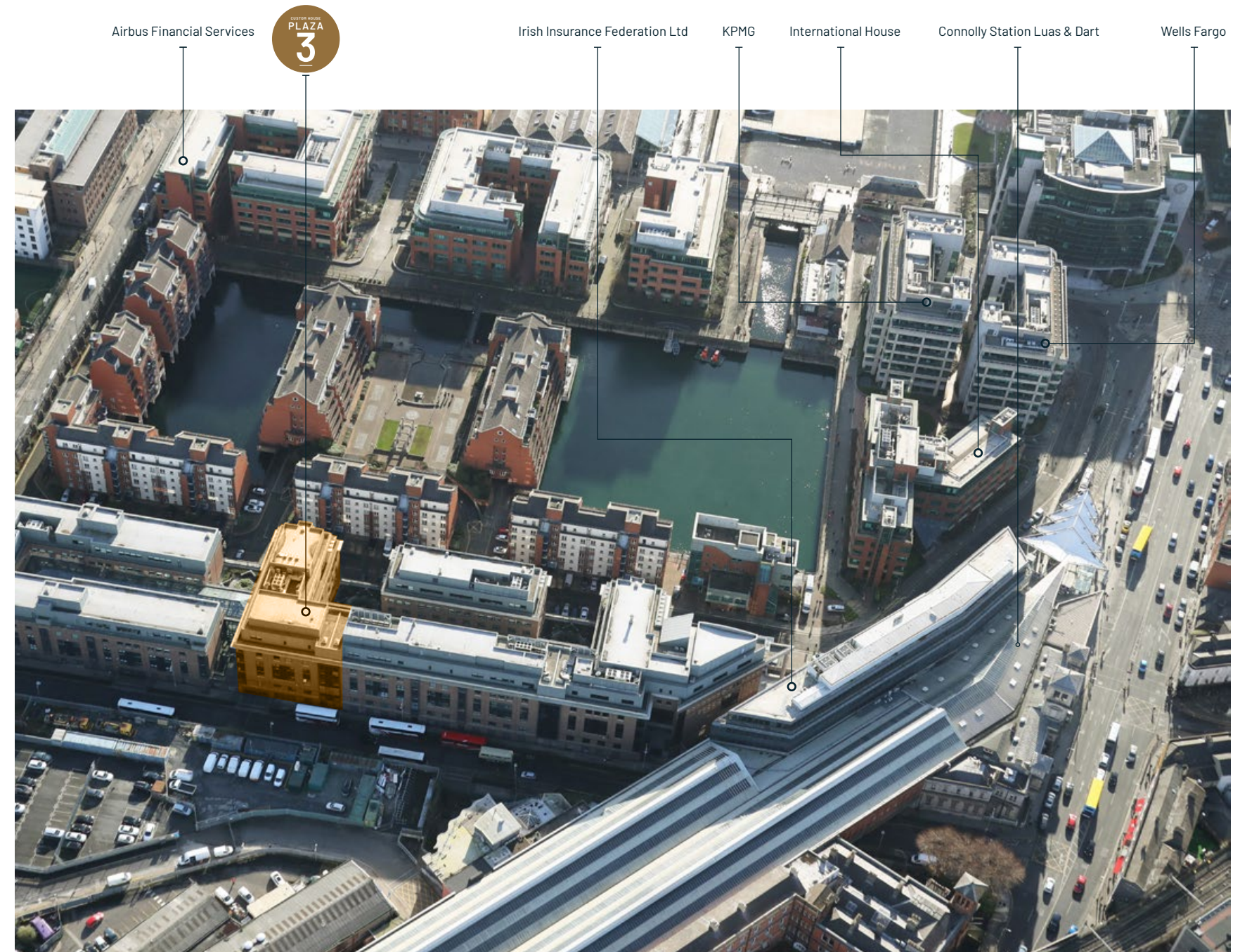
- All new CAT A.
- BER B1.
- Feature pendant lighting in entrance lobby.
- Fully fitted canteen with integrated Bosch dishwasher & microwave and Quooker tap.
- Feature island with Corian solid surface and pendant lighting
- Private toilet and shower facilities with marble tiling and with feature light up oval mirrors.
- Dyson Airblade dryers.
- Area for hair dryer and clothes hanging.
- Standalone 2 pipe refrigerant system with centralised controller.
- 1500×300 LED recessed panel lighting with 4000k lux.
- Rocfon 1500×300 suspended ceiling tiles.
- Carpet tile with backing made from recycled plastic bottles and yarn pile made from recovered fishing nets.
- Spectacular views and 360 degrees of natural light.





# LOCATION

Custom House Plaza is located in the International Financial Services Centre (IFSC), in Dublin's north docklands.



The building is located adjacent to Connolly Train Station, Dublin's busiest railway station providing DART, InterCity, Enterprise and Commuter services. The LUAS red line also stops at Connolly train Station. Services are easily accessed from Custom House Plaza with Connolly station just a 1-minute walk from the main office entrance. There are also many bus routes within a 5-minute walk.

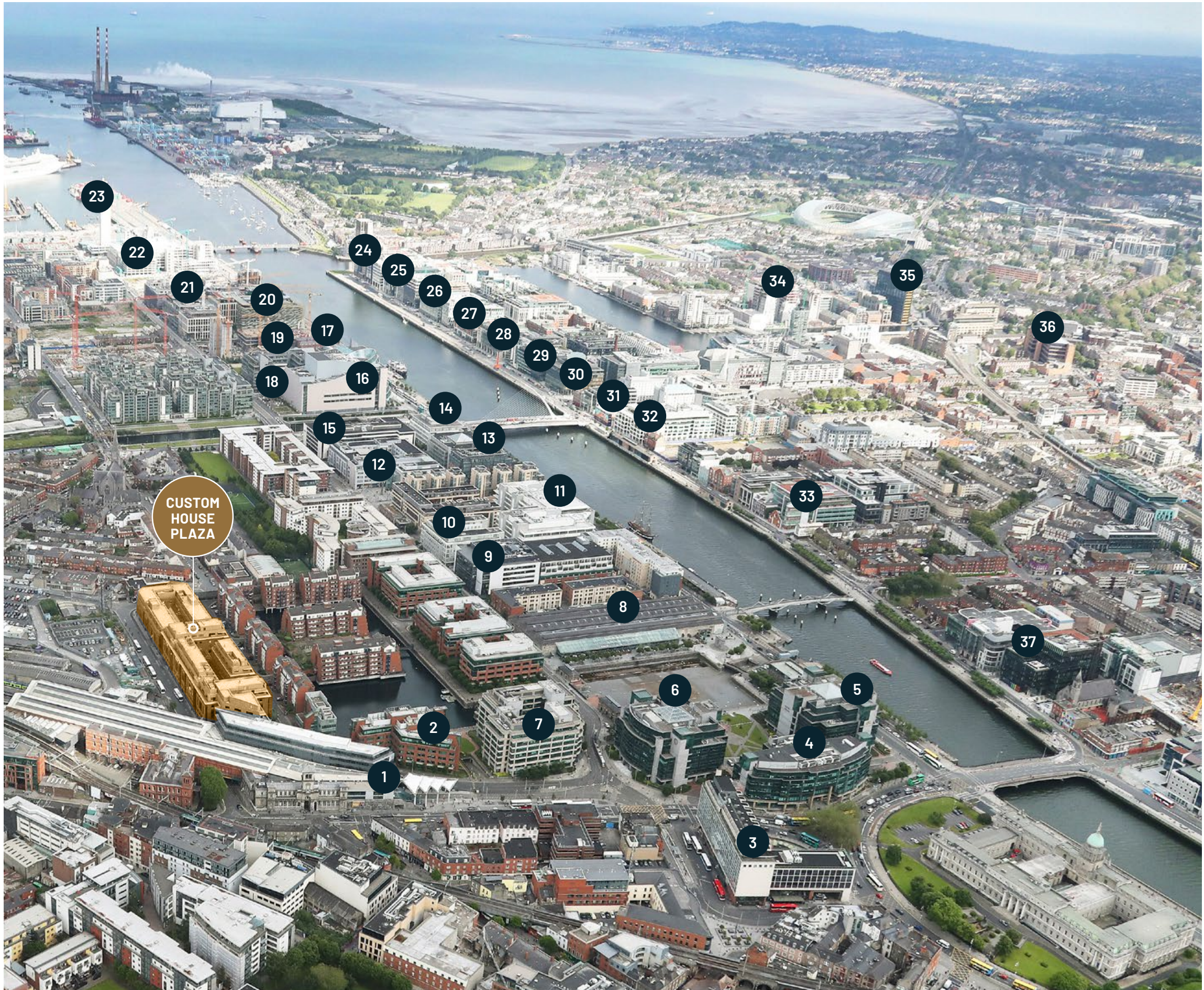
## WALKING DISTANCE TO PUBLIC TRANSPORT

-   
**DUBLIN BIKES**  
 1 MINUTE
-   
**DUBLIN BUS**  
 1 MINUTE
-   
**LUAS**  
 1 MINUTE
-   
**DART**  
 1 MINUTE

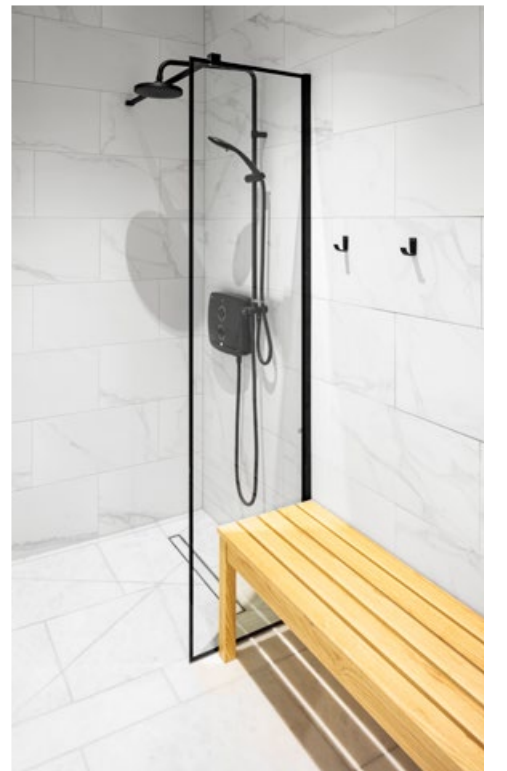


# IN THE AREA

- 1. Connolly Station
- 2. International House
- 3. Busáras
- 4. International Centre
- 5. IFSC House
- 6. LaTouche House
- 7. KPMG
- 8. CHQ Building
- 9. The Exchange
- 10. Dockline
- 11. CITI Bank
- 12. National College of Ireland
- 13. A&L Goodbody
- 14. AIG
- 15. 2 Dock Land Central
- 16. Convention Centre Dublin
- 17. PwC
- 18. Credit Suisse
- 19. Salesforce (Spencer Place)
- 20. Central Bank of Ireland
- 21. Dublin Landings
- 22. North Dock
- 23. The Exo Building
- 24. State Street
- 25. Matheson
- 26. Trip Advisor
- 27. Ancestry.com
- 28. BNY Mellon
- 29. McCann FitzGerald
- 30. Dillon Eustace
- 31. Tropical Fruit Warehouse
- 32. Three Ireland
- 33. Hubspot
- 34. Google
- 35. Google
- 36. Treasury Building
- 37. Grant Thornton











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CUSTOM HOUSE PLAZA

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## CONTACT THE LETTING AGENT

# TWM

PSRA No: 001835

Fleming Court, Fleming's Place,  
Dublin 4, D04 N4X9, Ireland  
T: +353 1 676 6566

[www.twmproperty.ie](http://www.twmproperty.ie)

### Christian Dodd

E: [christian@twmproperty.ie](mailto:christian@twmproperty.ie)

T: +353 (0) 87 212 3816

PSRA No. 001835-008559

### Patricia Ward

E: [patricia@twmproperty.ie](mailto:patricia@twmproperty.ie)

T: +353 (0) 86 243 7912

PSRA No. 001835-002966



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