

**1862 Barrow**

**Headquarters**  
**Regional Office**  
**Private Workspace**

1A Barrow Street, Dublin 4, Ireland  
[www.blacktree.ie](http://www.blacktree.ie)



# Blacktree

Believes in value and integrity. Being an entrepreneur, private equity investor and real estate veteran, it challenges and redefines flexible working, connecting vibrant and dynamic communities in a secure, efficient, productive and creative workspace.

Managing both traditional offices and flexible offices, Blacktree provides professional services and valuable working environment to enterprises and entrepreneurs for years.

## 1862 Barrow on the Silicon Dock

Located in a prime location in the heart of the Silicon Docks, the 1862 Barrow has been newly refurbished to a workspace that's perfect for your business.

The building is arranged over two blocks connected via a central core designed as a feature tower. At basement level, there are 16 designated car parking spaces and bike racks. A large communal canteen is on the ground floor. Each floor has its own toilets and there is lift access to all floors. A COMS room provides fiber internet connections with Cat 6 cable and WIFI data.

Specifications include painted and glazed walls and openable windows, raised access floors, suspended ceilings with LED lighting and air conditioning.

The area is well served by public transport links. DART station is located on the opposite side of Barrow street (Grand Canal Dock) within 1 minute of walk. The red and green LUAS lines are 2 km away. Numerous Dublin bus routes serve the location and the 24-hour air coach to and from Dublin airport is 5-minute walk away. A Dublin Bike docking station is located on Barrow Street.

## Location & Transportation





An ideal place for entrepreneurs to grow their businesses in the heart of Dublin city.



# Facilities and Amenities



Modern renovated offices with a dynamic theme



Meeting rooms



Canteen with new appliances



No worries about rate, service charges, utility,  
and insurance (for licensing)



Secure building & CCTV in public areas



Private Access



Cleaning services



High speed wi-fi & fiber



Bike storage and car parking



Showers



Elevator

# Privileged Services

Move in with no upfront cost

Flexible terms > 12 months

Prestigious address and convenient location

Contemporary interiors

Designed for community and privacy

Car parking available

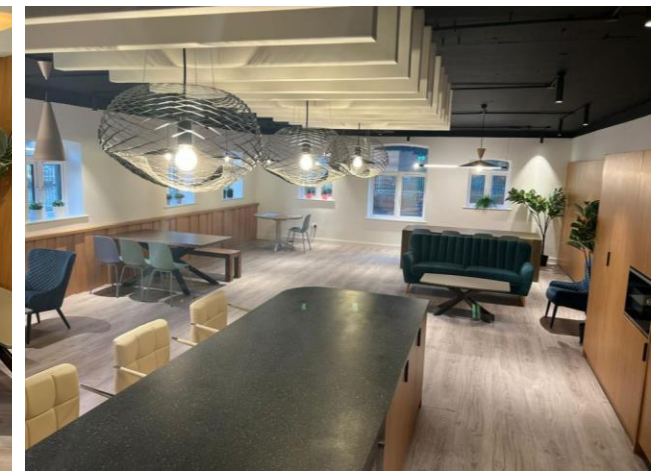
Admin and services available



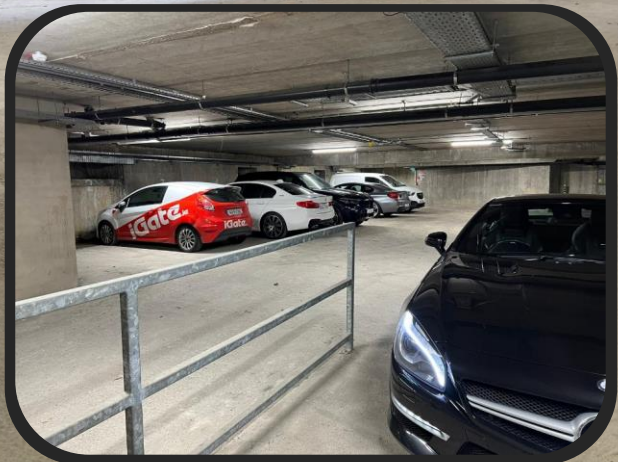
Ground floor has a fully functioning bespoke kitchen with all new appliances, available to every tenant.



# CANTEEN







**Basement car parking**

Number of slot  
16 slots (12 available)

Male restroom



Shower room



Female restroom



Female restroom

# Current available offices

## Office 1 - Ground floor open plan office

Size 2,734 sq ft/254 sq m

Desks 20 to 50 desks

This office area has 1 partitioned office and 1 meeting room (8-12 pax).

## Office 2 - First floor open plan office

Size 855 sq ft/79 sq m

Desks 10 to 15 desks

This office area has 1 meeting room (8-12 pax).

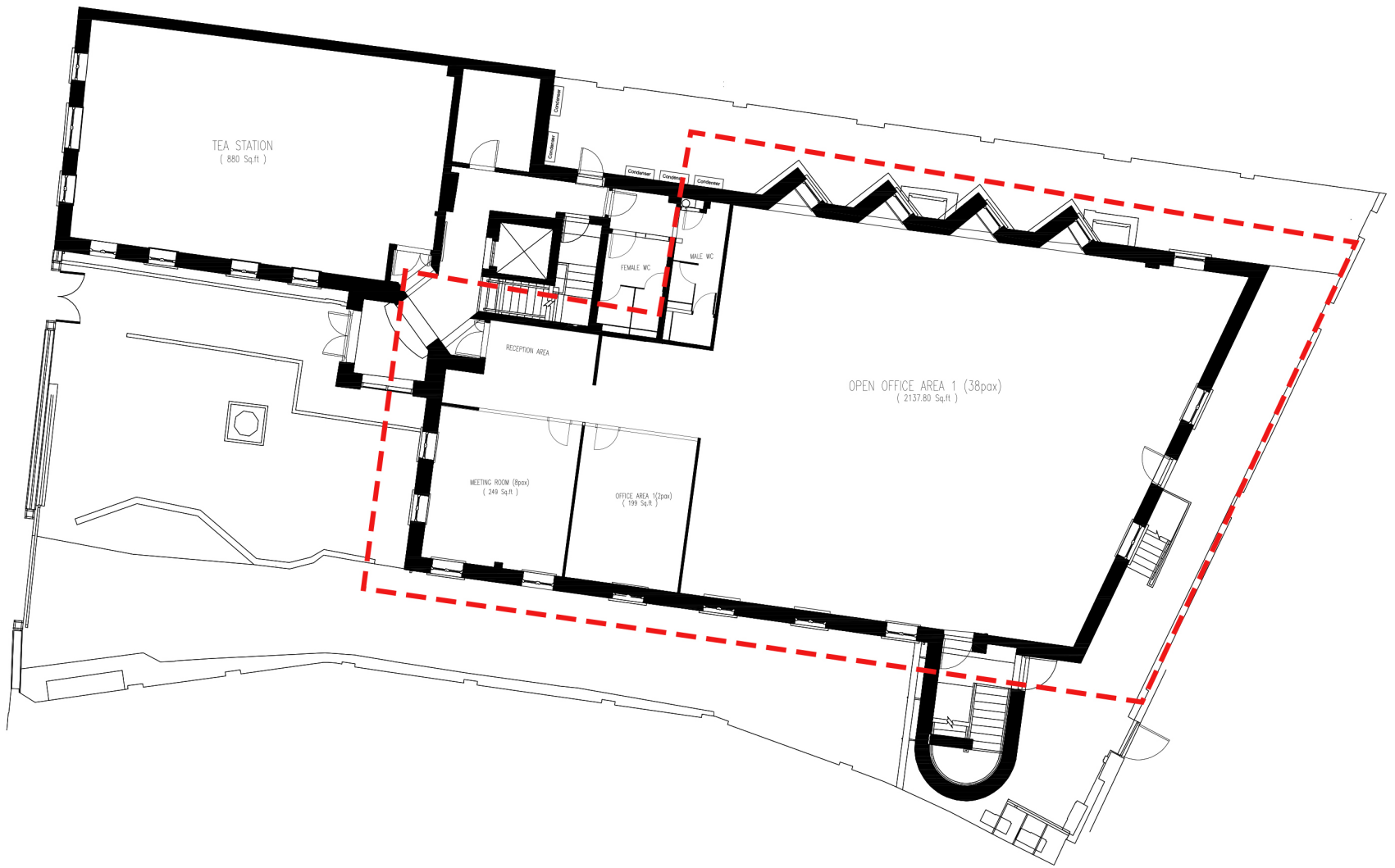
### Notes:

Offices are available for both licensing and leasing. Terms and conditions apply based on contracts.

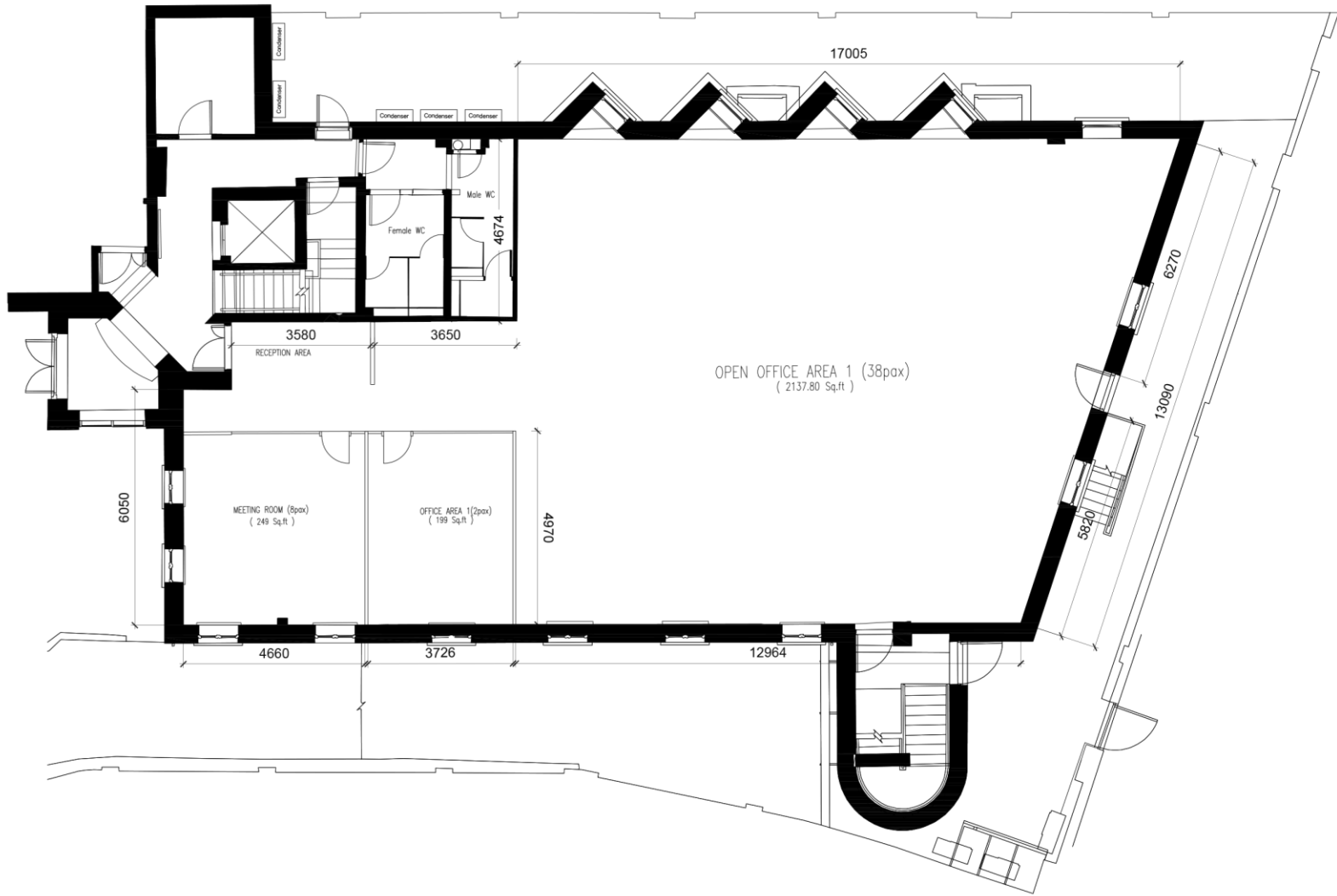
Licensing terms are flexible from 12 months. Leasing terms are flexible from 3 years. Furniture can be provided. Offices can be combined.

Parking is based on availability.

Terms and conditions are subject to change without notice.



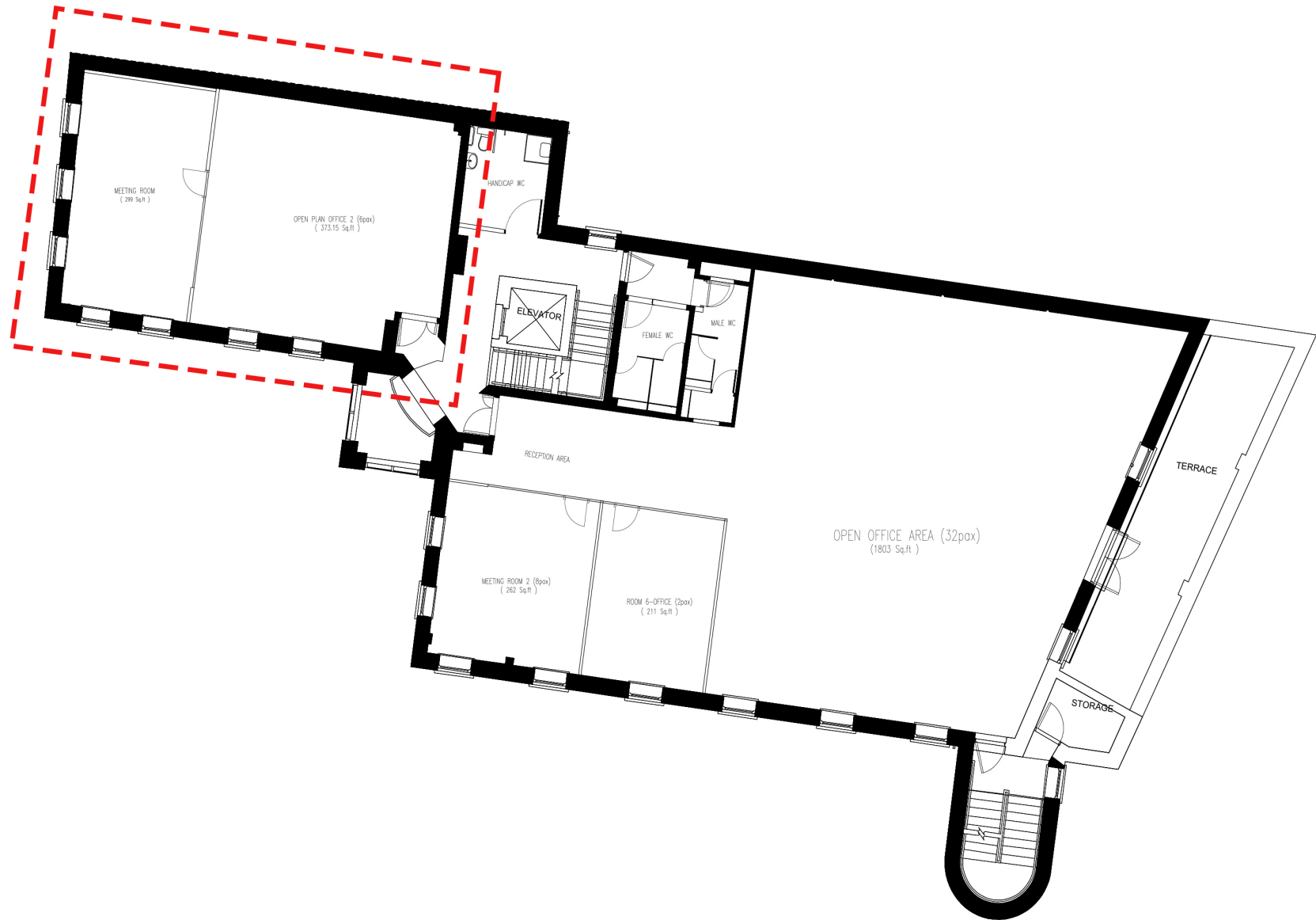
**Office 1** Ground floor open plan office



 **Ground floor - Office1 - Blank layout**  
 SCALE 1:150 at A4

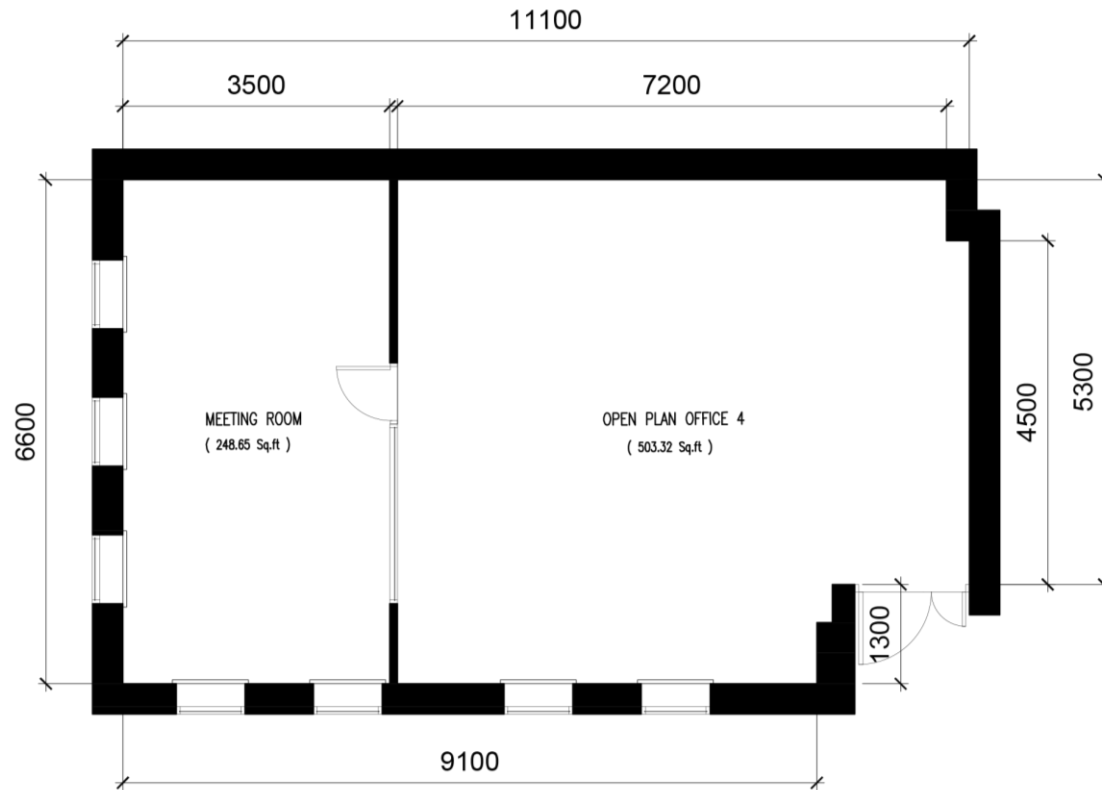






## Office 2 First floor open plan office





## First floor - Office 2 - Blank layout

SCALE 1:75 at A4



**Presented and managed**

by

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