TO LET

FITTED OFFICES



FLEMING COURT

FLEMING PLACE, DUBLIN 2.



ONE OF DUBLIN'S MOST PRESTIGIOUS BUSINESS LOCATIONS IN THE HEART OF THE CBD.

2,729 SQ.M. (29,370 SQ.FT.) OF MODERN OFFICE ACCOMMODATION.

Fleming Court comprises a modern five-storey detached Grade A office building, with a unique "blue-glass" external elevation. The building was developed in 2001 with a refurbishment undertaken in 2015.

Four self contained office suites are currently available to lease on the second, third & fourth floors with the benefit of on-site secure car parking. The part 2nd floor suite extends to 503 sq. m. (5,418 sq. ft.) and is open plan in configuration with the benefit of a kitchenette facility. The available suites on the 3rd floor extend to 157 sq. m. (1,688 sq. ft.) and 274 sq. m. (2,950 sq. ft.) respectively and are predominantly open plan in configuration. The 4th floor penthouse suite extends to 469 sq. m. (5,044 sq. ft.) and is undergoing a full CAT A refurbishment.

All 4 office suites are regular bright floor plates and can be easily configured to suit a variety of business types.

**Potential for medical use, subject to planning permission.

SCHEDULE OF ACCOMMODATION:

Floor	Sq M	Sq Ft
Part 2nd	503	5,418
Part 3rd (Right Rear)	274	2,950
Part 3rd (Front Left)	157	1,688
Part 4th	469	5,044
Total	**1,403**	**15,100**

Measured on a net internal area basis.

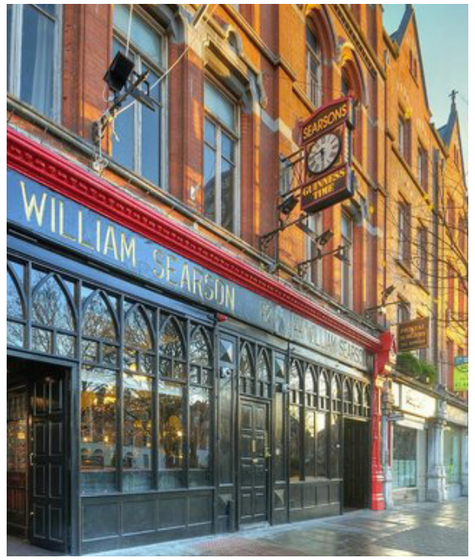







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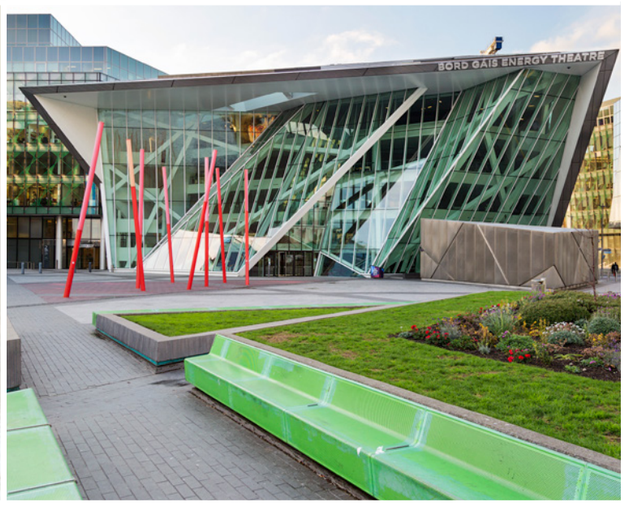




Fleming Court is conveniently situated on Fleming Place just off the Mespil Road in one of Dublin's most prestigious business locations. Immediately adjacent the Grand Canal, the offices are a short stroll from Baggot Street Bridge, Haddington Road, Fitzwilliam Square and Merrion Square. The surrounding area is home to many established indigenous and international occupiers including Stripe, EY, Deloitte, Bank of Ireland and Marsh Ireland. Occupiers within the building include Medmark, Signal Education Ltd, St. James Places International Plc, Mobility Mojo Ltd, and TWM.





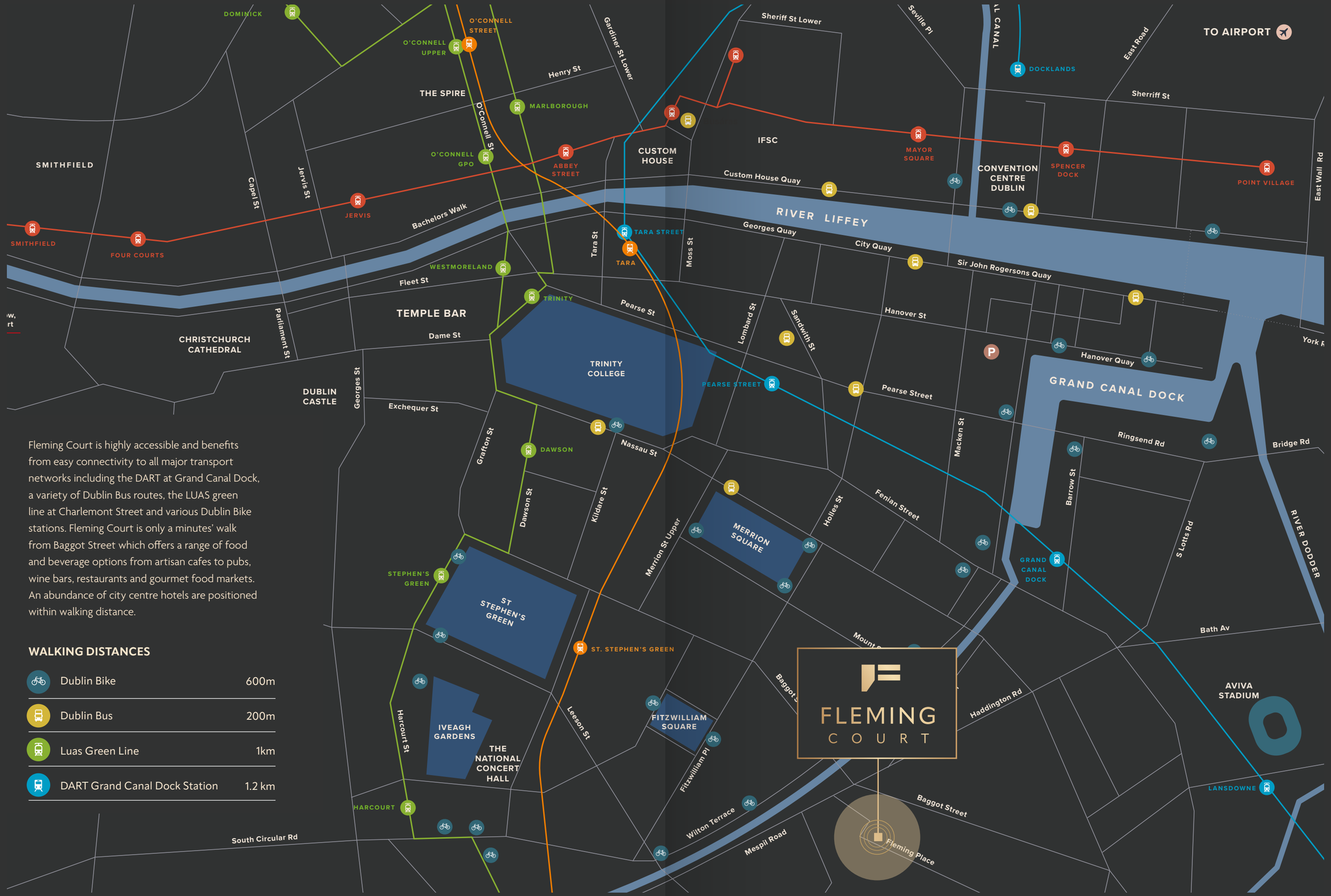




Fleming Court is highly accessible and benefits from easy connectivity to all major transport networks including the DART at Grand Canal Dock, a variety of Dublin Bus routes, the LUAS green line at Charlemont Street and various Dublin Bike stations. Fleming Court is only a minutes' walk from Baggot Street which offers a range of food and beverage options from artisan cafes to pubs, wine bars, restaurants and gourmet food markets. An abundance of city centre hotels are positioned within walking distance.

WALKING DISTANCES

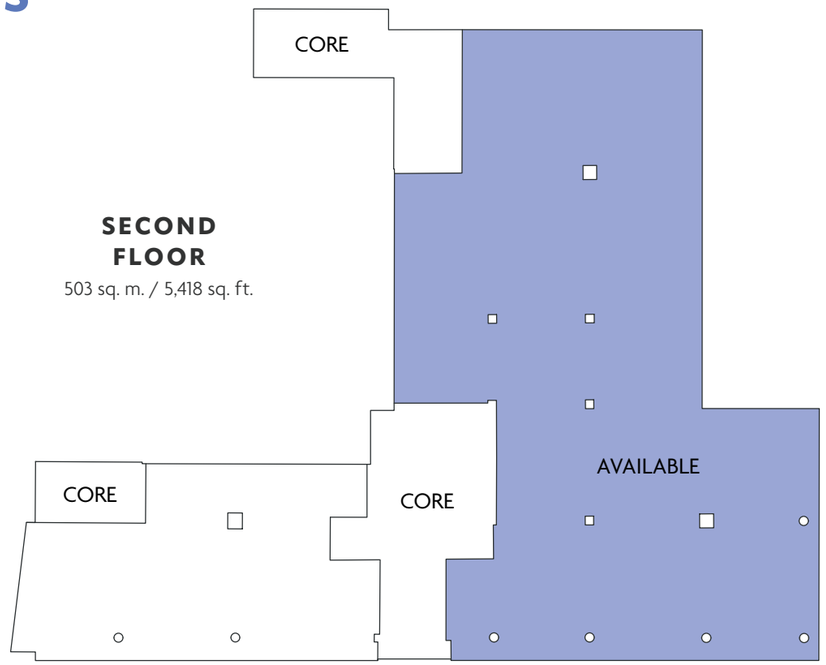
	Dublin Bike	600m
	Dublin Bus	200m
	Luas Green Line	1km
	DART Grand Canal Dock Station	1.2 km



FLOOR PLANS

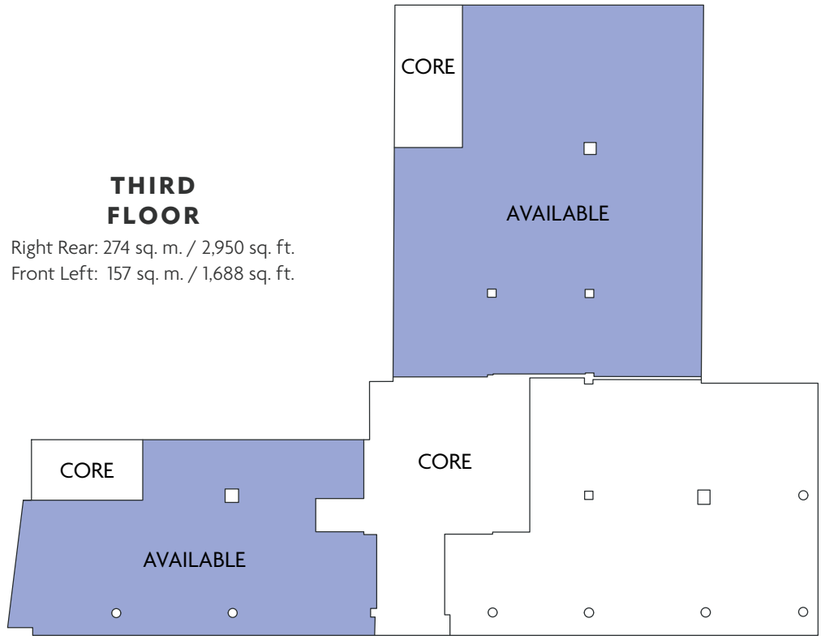
SECOND FLOOR

503 sq. m. / 5,418 sq. ft.



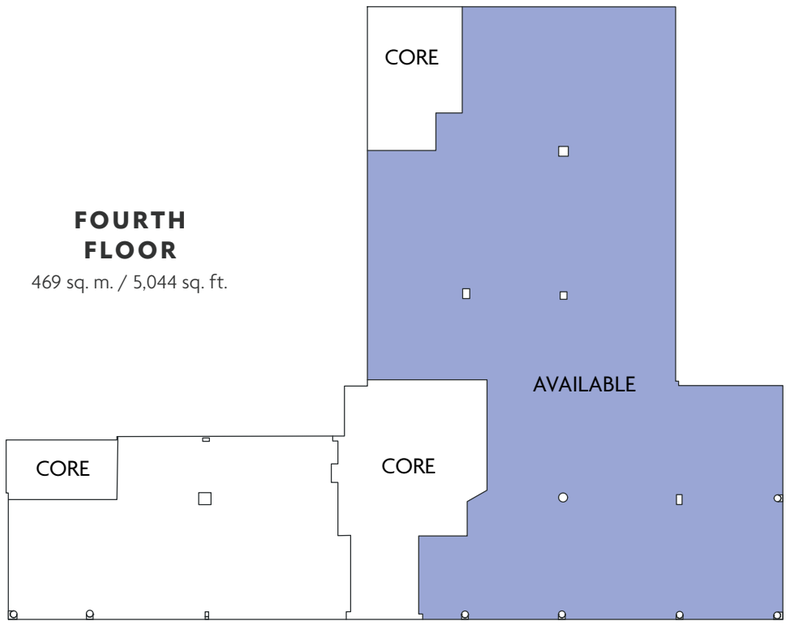
THIRD FLOOR

Right Rear: 274 sq. m. / 2,950 sq. ft.
Front Left: 157 sq. m. / 1,688 sq. ft.



FOURTH FLOOR

469 sq. m. / 5,044 sq. ft.



Floor Plans provided are for illustrative purposes only.



FLOOR PLANS

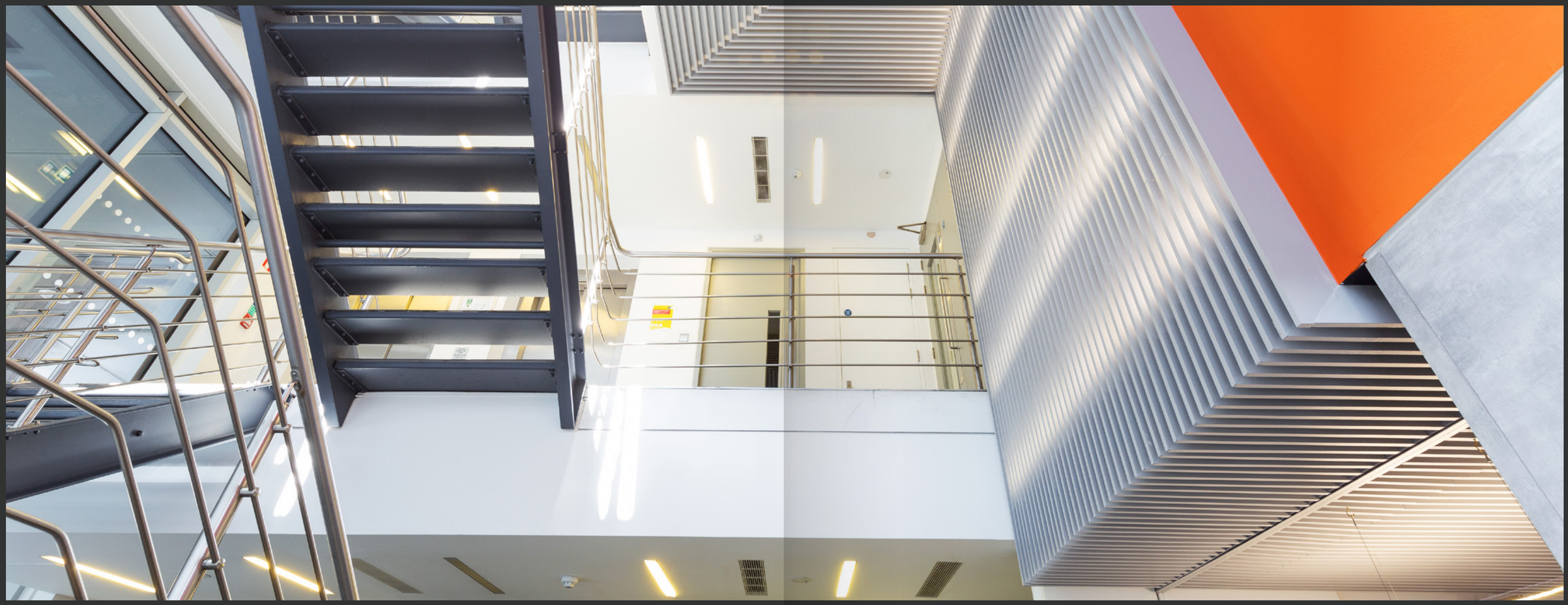
INDICATIVE LAYOUT
FOURTH FLOOR

469 sq. m. / 5,044 sq. ft.

1. Private Office
2. 20 Person Boardroom
3. 10 Person Meeting Room
4. Breakout area
5. x2 Phone booths
6. Kitchenette
7. 62 Workstations
8. Store Room
9. Comms Room



*Please note this floor plan is for illustrative purposes only. The 4th floor will be delivered to a CAT A specification.



FURTHER INFORMATION:

Viewings
Strictly by appointment through joint agents BNP Paribas Real Estate and TWM.

Lease
Available on new flexible lease terms.

Rates (2026)
The 2026 Local Authority rates equate to approximately €69.32 per sq. m. (€6.44 per sq. ft.) per annum.

Service Charge (2026)
The 2026 service charge liability equates to €130.95 per sq. m. (€12.16 per sq. ft.) per annum.

BER

BER C2

DISCLAIMER: BNP Paribas Real Estate and TWM give notice that these particulars are set out for general outline only, for the guidance of intending lessees and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending lessees should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.

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