

The **Malting** Tower

GRAND CANAL QUAY, DUBLIN 4



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Modern Offices

- 3rd & 4th Floors
- 156 m²
- 2 car spaces
- 8 person passenger lift
- Available on Flexible Lease terms

The third and fourth floors available together are the last remaining suites in this unique, high profile refurbished tower. The property boasts a fully modern office specification behind a classic façade incorporating the old with the new.

This high specification includes raised access floors, suspended ceilings with light fittings and air conditioning on bright open plan floorplates. A feature of the building is the glazed access tower for the eight person passenger lift, which provides panoramic views of the surrounding area.

The Malting Tower is a statement building for a company who are prepared to show their taste and class.

Excellent Location
High Specification Finish
Last Remaining Floors





Location

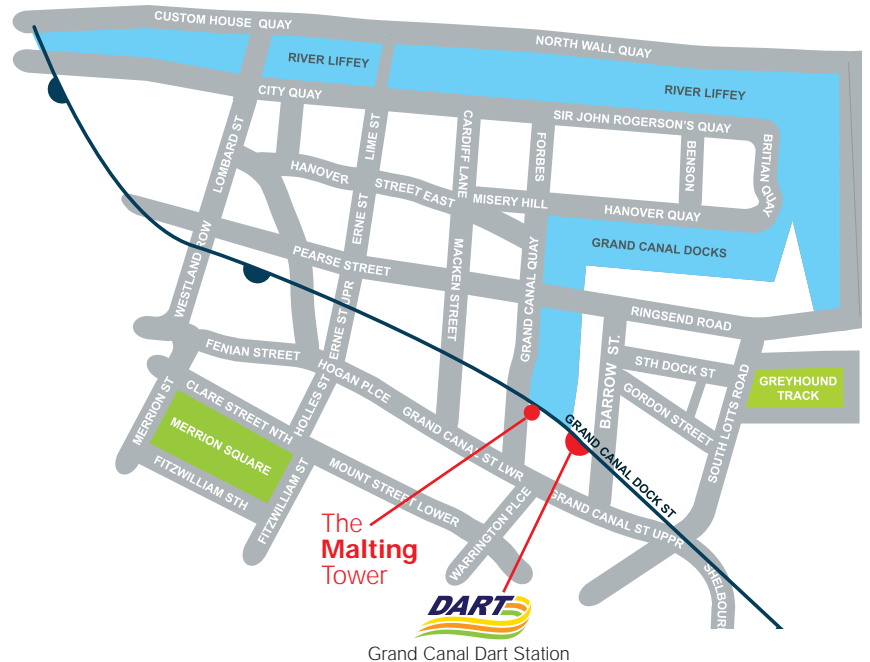
The Malting Tower is located on Grand Canal Quay, close to the junction of Grand Canal Street Lower in a pivotal area between the commercial centres of Dublin 2 and Dublin 4. It is also within close proximity to Grand Canal Dart Station. Tenants of The Malting Tower will enjoy impressive views of over Grand Canal Dock.

Other notable developments in the area include The Treasury Building, The Malt House, Clanwilliam Square and Grand Canal Plaza with the futuristic landmark Montevetro development well under way and due for completion in mid-2010. Occupiers in the area include Google, Mason Hayes & Curran, Accenture, Arup, HSBC, Bruce Shaw, Pfizer and many more.

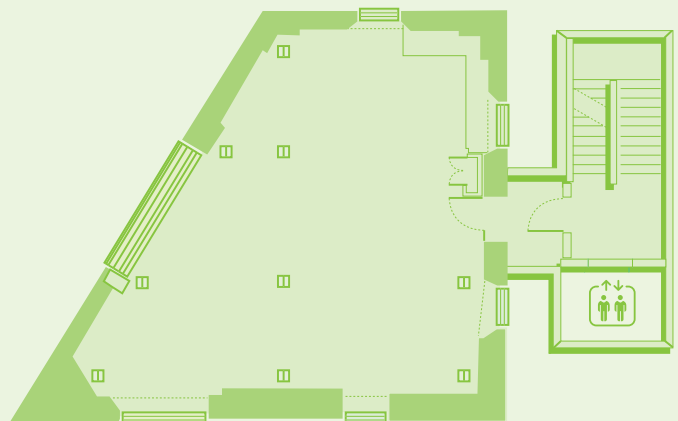
The new Grand Canal Dock area is evolving into Dublin's most fashionable and cultural commercial hot spot with a fantastic array of bars and restaurants. The new Grand Canal Performing Arts Centre designed by world renowned architect Daniel Libeskind is the centre focus of the 10,000 sq metre Grand Canal Square.



View from Grand Canal Dock



Typical Floor Plan



Accommodation

Third & Fourth Floors: 156 m²
2 car parking spaces

Lease

Available on flexible lease terms.

Rent

On Application

Inspection

Strictly by prior appointment.



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