

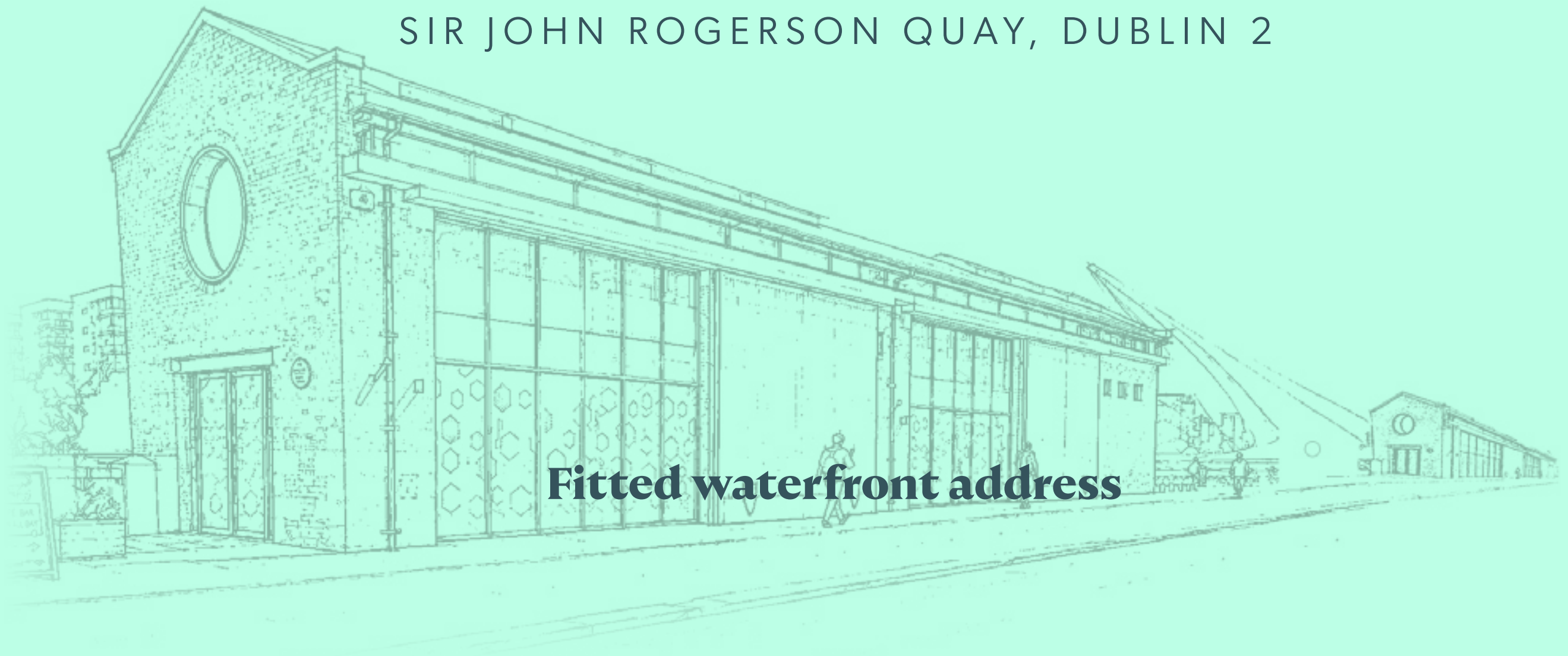
81A

81B

THE CAMPSHIRE

SIR JOHN ROGERSON QUAY, DUBLIN 2

Fitted waterfront address



81B

7,500 sq ft
Approx.

81A

RESERVED

3,700 sq ft
Approx.

A rare opportunity to
secure a **distinctive HQ**
on the River Liffey.

**Two extraordinary buildings.
One extraordinary address.**

Key Highlights

81B

7,500 sq ft
Approx.

Fitted
Accommodation



Available
Immediately



Exclusive
Own-Door
Buildings



Private
Terraces onto
the River Liffey

Unique
Branding
Opportunities



Landmark
Historic Cut
Stone Buildings



Exceptional
Transport
Connectivity



Abundant
F&B on the
Doorstep

81A

RESERVED

3,700 sq ft
Approx.

THE CAMPSHIRES

**The flexibility and identity
the most ambitious
companies are seeking.**

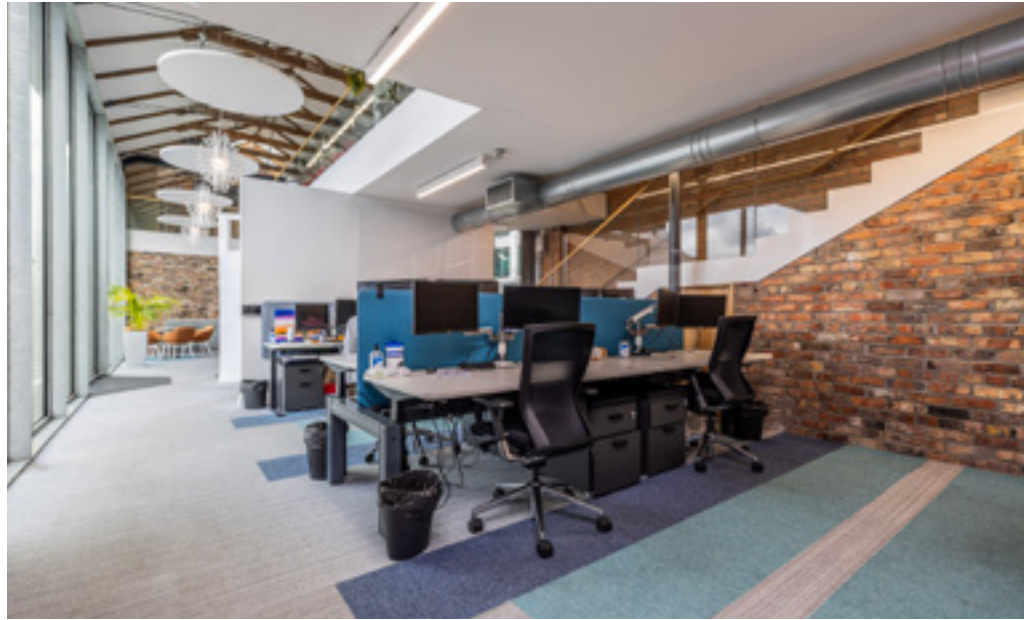
Designed to create a strong
sense of arrival and presence,
The Campshires offer an unrivalled
combination of character and
modern plug-and-play workspace.



THE
CAMPSHIRE

Large private terrace
along the Liffey

THE CAMPSHIRE



FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY



The original character of these landmark cut stone buildings is honoured by a fit-out of uncompromising quality.

Bright, spacious interiors with floor-to-ceiling riverside glazing.

Modern offices finished to the finest detail



THE CAMPSHIRES

Perfectly connected

At the heart of Dublin's most
dynamic business quarter.

WALKING

8 MINS

Mayor Square Luas

10 MINS

Spencer Dock Luas

Tara Street DART

Pearse Station

Docklands Station

15 MINS

Connolly Station

Grand Canal Dock Station

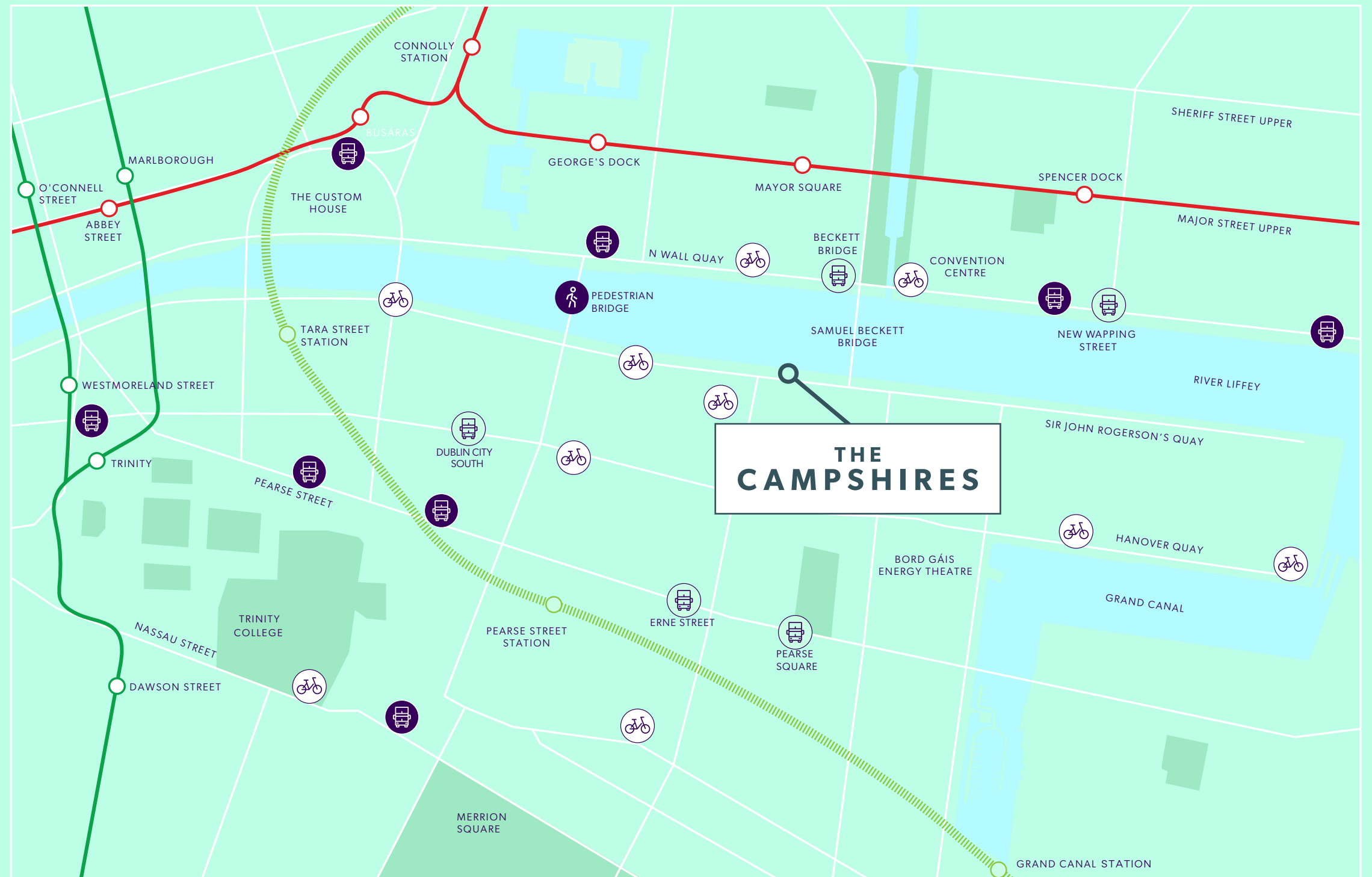
DRIVING

10 MINS

Dublin Port Tunnel

25 MINS

Dublin Airport



DOCKERS



BORD GÁIS ENERGY THEATRE



The city’s finest dining,
cafés and amenities on
the doorstep



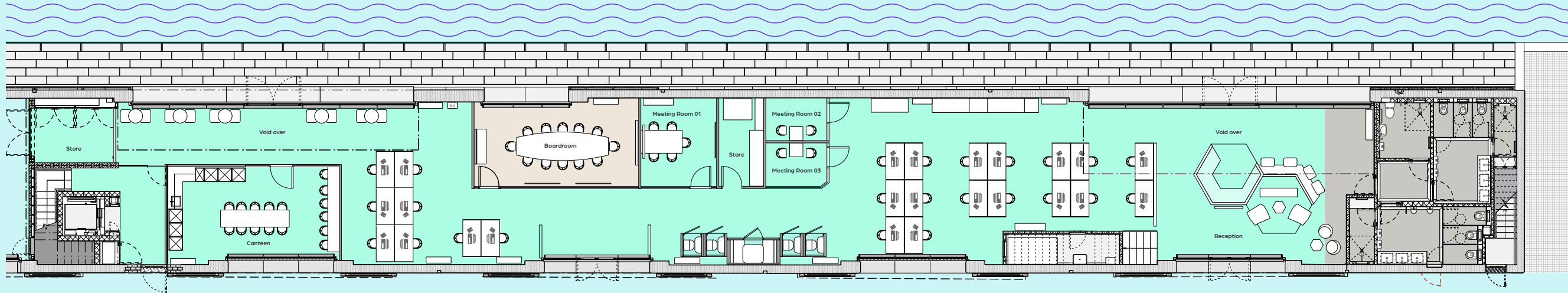
SPROUT

GERARDS DELI



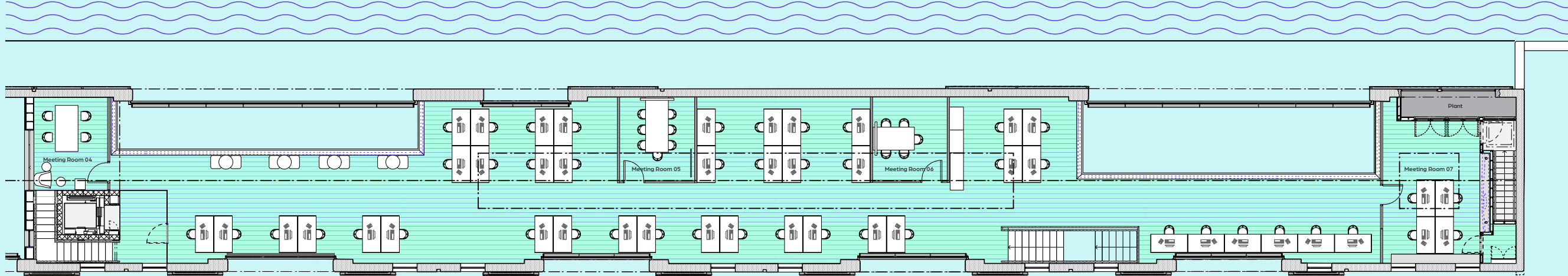
THE FERRYMAN PUB

Ground Floor



Sample Layout

First Floor



81 B | 7,500 sq ft
Approx

Floorplans

Fitout is in situ – furniture displayed on plan is for indicative purposes only

Specification

External

- + Landmark historic cut stone buildings on the River Liffey
- + Private waterside terraces and 76m boardwalk on the Liffey
- + High-performance flood defence balustrade in laminated safety glass
- + Automated European Oak sliding doors
- + Feature Bullseye windows to eastern and western gables
- + Panoramic clerestory strip windows
- + Natural blue Bangor slate roof
- + Apex rooflights with automated ventilation

First Floor

- + High-grade European Oak floorboards with white oiled finish
- + Exposed original pitch pine roof trusses (81B)
- + Cantilevered glass balustrades
- + Panoramic strip windows with stainless steel cill boards
- + Generous floor-to-ceiling heights

Ground Floor

- + Exposed original and salvaged imperial brick walls
- + Granite quoin stones to all major openings
- + American Oak flooring and joinery throughout
- + Steel stairs with European Oak treads and risers
- + Full-length riverside glazing
- + Double-height lobby
- + Generous floor-to-ceiling heights
- + Raised access floor with 200mm void
- + Premium bathrooms with marble vanities, Hansgrohe taps, Catalano sanitaryware
- + Male, female and accessible shower facilities

Services & Technical

- + Raised access floors with power and data throughout
- + Data cabling with floor-mounted outlets
- + VRF heating and cooling with individual tenant controls
- + Full heat recovery ventilation
- + LED lighting throughout
- + Passenger lift (81B)
- + Rainwater harvesting
- + Fire detection with automatic opening vents
- + BER A Rating





For more Information



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