

# MARCONI

## HOUSE

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1 DIGGES LANE | DUBLIN 2



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## The Perfect Location in the heart of Dublin’s Central Business District.

Marconi House places you in the heart of Dublin 2’s most vibrant and well-connected commercial districts, just a 3 minute stroll from St Stephens Green and Grafton Street and home to a host of high quality office occupiers such as BDO, Qualtrics, WeWork and Quantcast to name a few.

This central location offers a multitude of amenities with ease of access to green spaces, hotels,

restaurants and cafes, leisure facilities and some of the city’s best retail and social scene. Numerous public transport options also make for an easy commute with the green line LUAS, numerous Dublin Bus routes/Quality Bus Corridors, the DART and mainline rail services all located within a 15 minute walking radius making Marconi one of the best connected locations in Dublin 2.

### All within a 5-minute walk.

RESTUARANTSS	BARS	CAFÉS	HOTELS
Shanahan’s on the Green	The Hairy Lemon	Metro café	The Conrad
Peploes	Drury Buildings	Kaph	The Merrion Hotel
Glas Restaurant	The Market Bar	Danu	The Shelbourne Hotel
Featherblade Steakhouse	P’Macs	Butlers	The Westbury Hotel
L’Gueuleton	Farrier and Draper	Le Perroquet	The Grafton Hotel

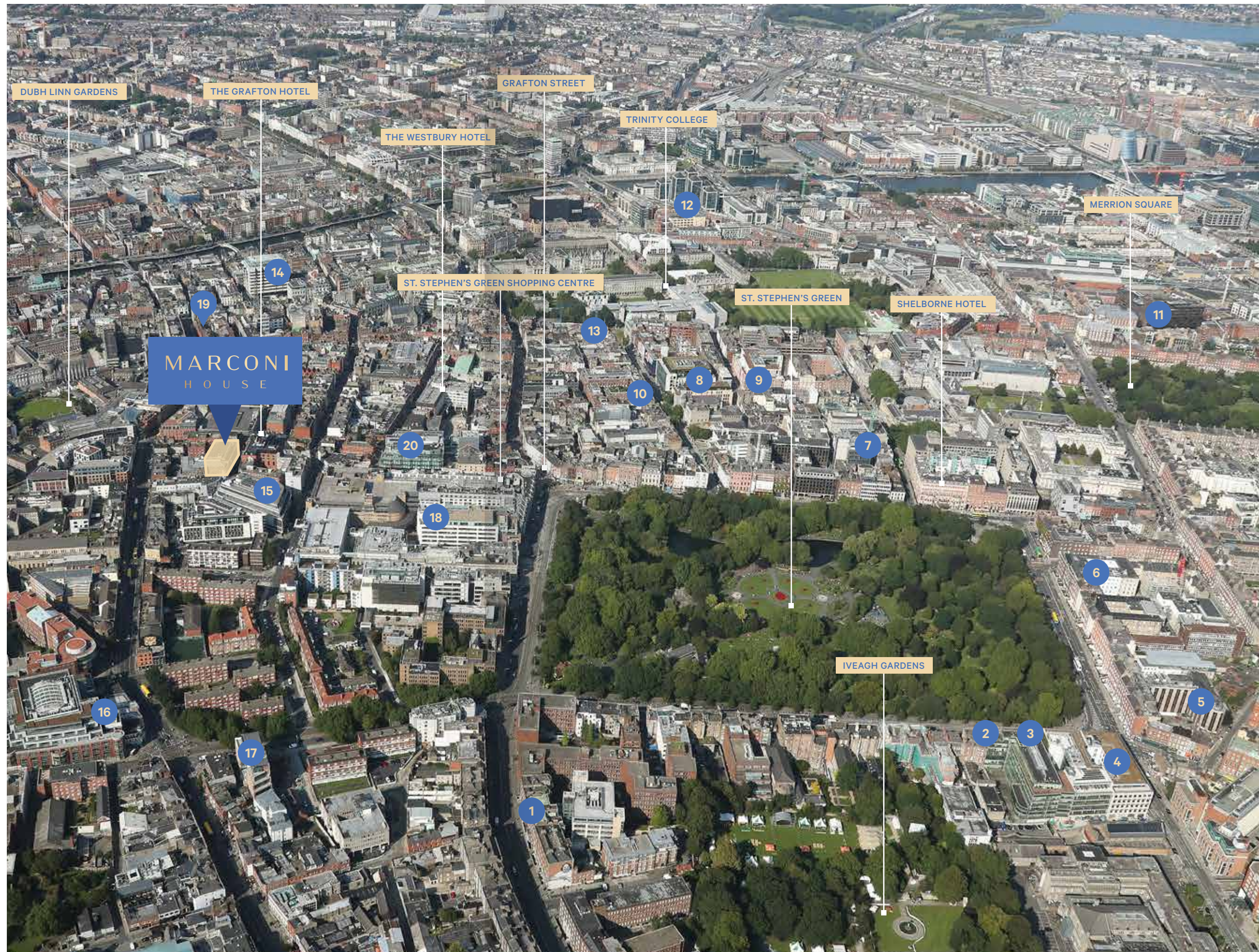






Marconi House is surrounded by high quality occupiers.

1. Byrne Wallace LLP
2. Maples
3. Horizon Therapeutics
4. AerCap Holdings
5. Permanent TSB
6. Royal London
7. Davidson Kempner
8. DLA Piper
9. AIB
10. Davy Group
11. Twitter
12. Amundi Asset Management
13. Service Now
14. WeWork – (Old Central Bank)
15. BDO
16. Department of Social Protection
17. Hitachi Vantara
18. Royal College of Surgeons
19. Dunnes Stores
20. Qualtrics







## DESCRIPTION

Marconi House comprises a six storey over basement office building extending to approximately 31,000 sq.ft (2,886 sq.m) in total. Typical floor plates range from 4,200 (391 sq.m) – 5,900 sq.ft (545 sq.m).

The building was designed to the highest standards by Henry J Lyons and benefits from an impressive reception area. The reception is accessed by a double height recess, containing a revolving door and two swing doors.

The available accommodation is located on the Ground, First and Second Floors, extending to a combined area of 15,000 sq.ft.







## SPECIFICATION



Recently Refurbished Open  
Plan Accommodation



LED Lighting



Air conditioning



Newly painted  
and plastered walls



Lift access



Raised access floors  
with carpet tiles



Wired for  
power



Shower facilities  
available



Generous car parking  
provision

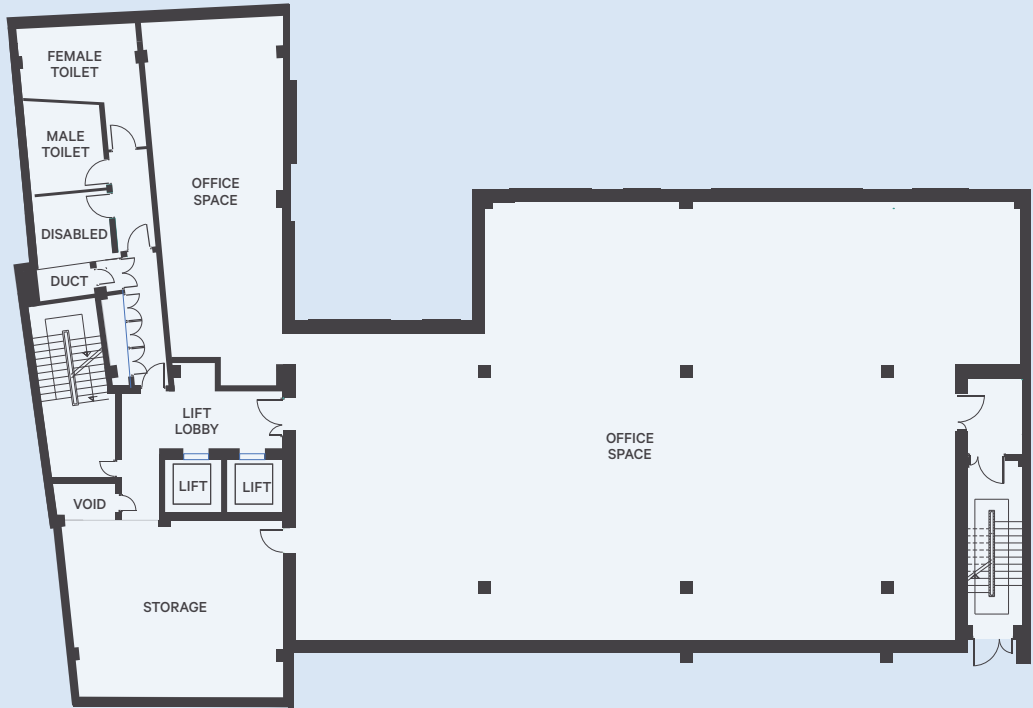


Secure bicycle  
parking

FLOOR PLANS

FLOOR	SQ M	SQ FT
Ground	434	4,672
First	439	4,725
Second	521	5,608
Total	1394	15,005

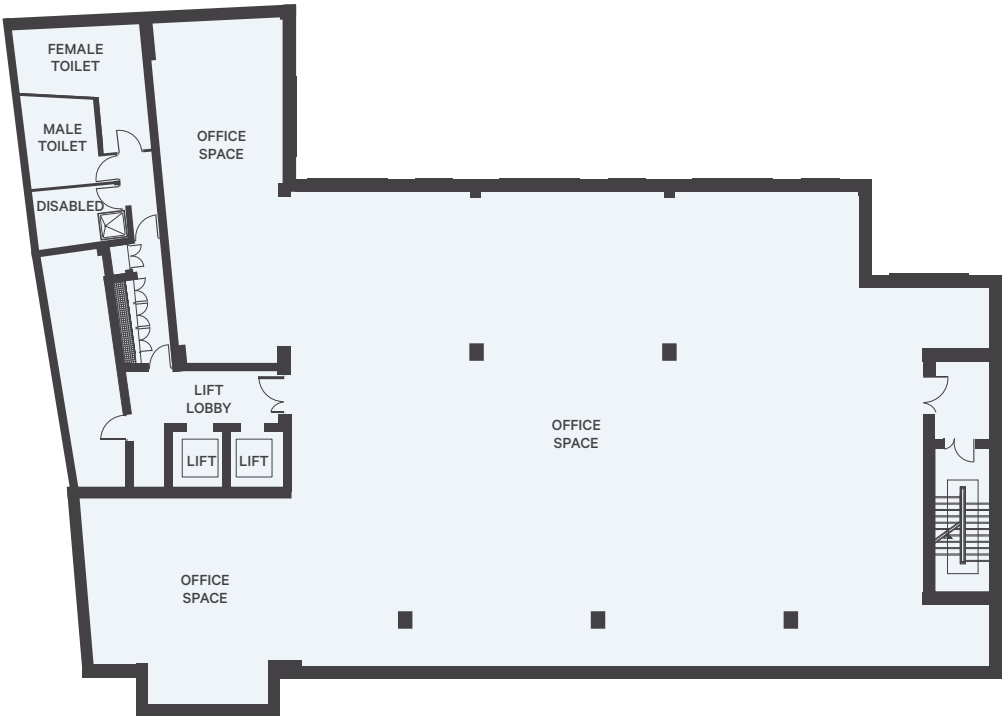
The above NIA areas are approximate areas only.



GROUND FLOOR



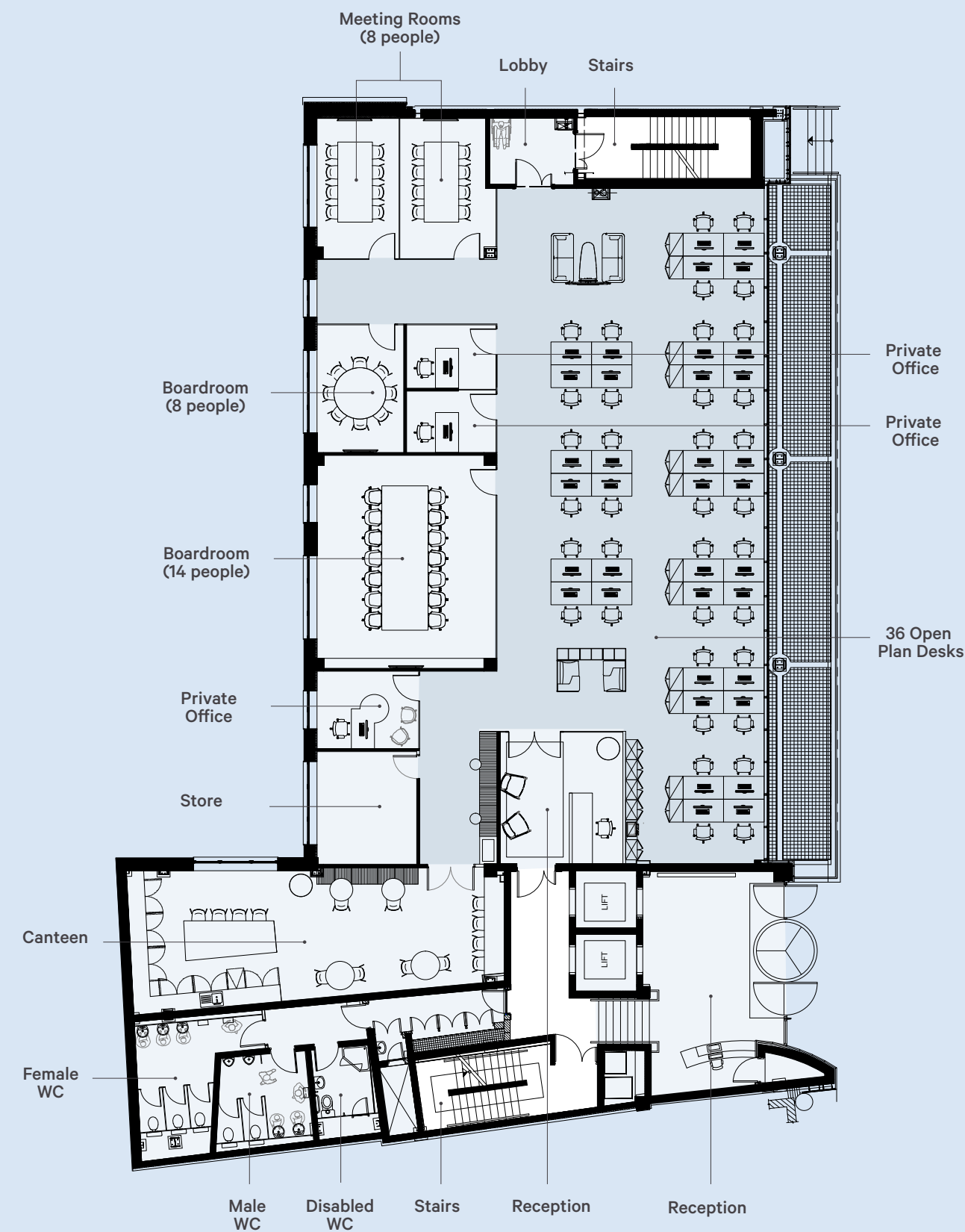
FIRST FLOOR



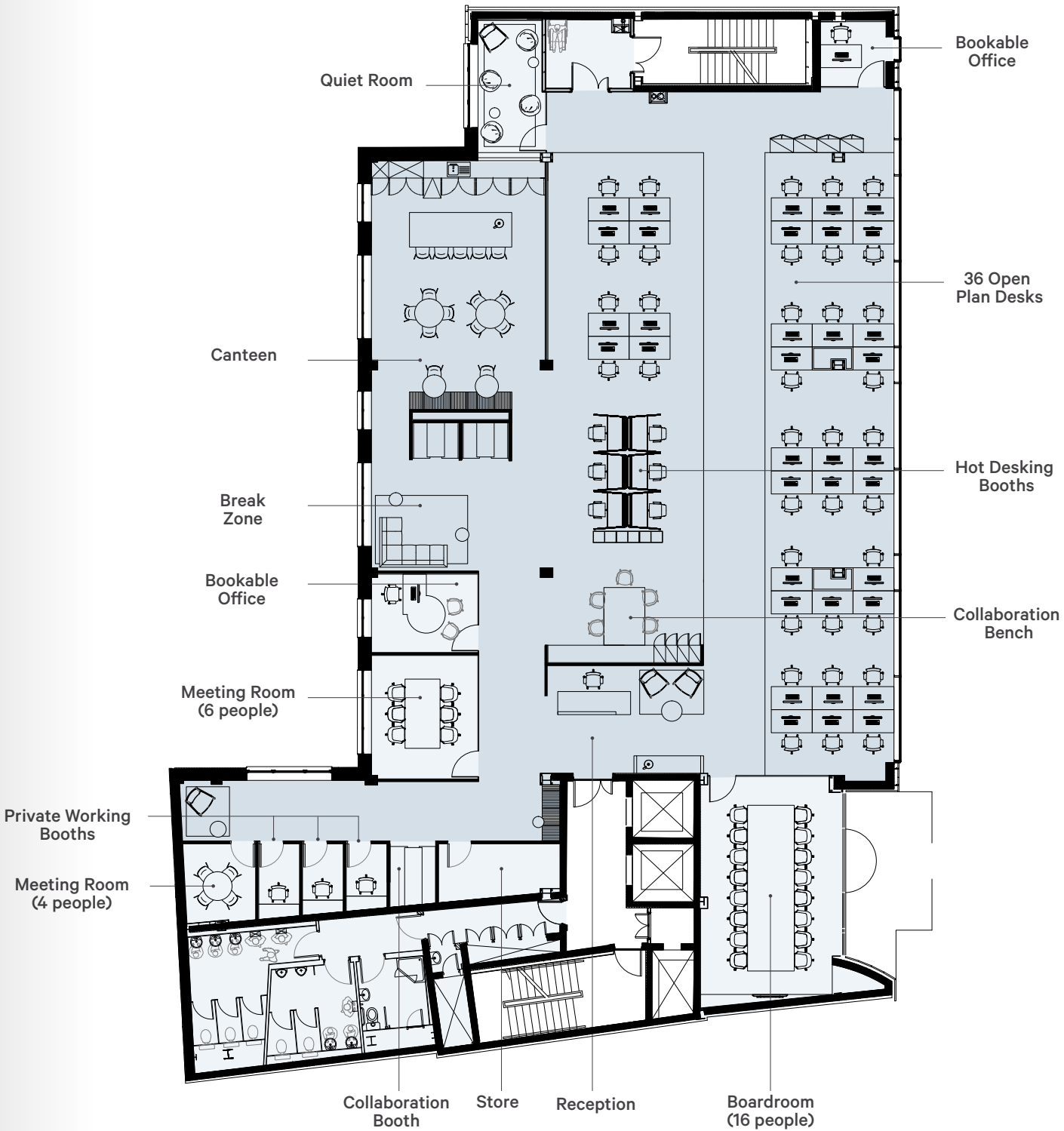
SECOND FLOOR

FIT OUTS

GROUND FLOOR



FIRST FLOOR













PORT TUNNEL  
M50 ACCESS

MARCONI  
HOUSE

## TRANSPORT LINKS

- |   |                                |   |                           |
|---|--------------------------------|---|---------------------------|
|  | Green Luas line – 5 min walk   |  | Dublin Bus – 2 min walk   |
|  | Aircoach – 6 min walk          |  | Dublin Bikes – 3 min walk |
|  | Irish Rail/ DART – 10 min walk |  | Taxi Rank – 2 min walk    |



## CONTACT DETAILS



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