

TO LET – Prime Commercial Opportunity

Upper Floors, 43-44 O'Connell Street, Dublin 1



Key Benefits

- Corner Building in Flagship location.
- Stunning development of Character with listed façade.
- Suitable for a range of uses, subject to planning.
- High quality adjacencies from a variety of uses.

Contacts

Luke McClelland

t: 01 618 5506

e: luke.mcclelland@cbre.com

Bernadine Hogan

t: 01 618 5744

e: bernadine.hogan@cbre.com

Location

The subject property is situated on the corner of O'Connell Street Lower and Abbey Street Middle. O'Connell Street is dominated by the 120-metre-tall 'Spire of Dublin' and the historic General Post Office (GPO) which is 30 metres from the subject property.

O'Connell street is one of the main thoroughfares of Dublin, connecting the north inner city to the south via O'Connell bridge with prime retail and office occupiers in close vicinity.

Description

No 43-44 O'Connell Street was developed in 1926 and mid-terrace five storey over basement period building providing retail accommodation at ground level with office and ancillary accommodation overhead extending to approx. 5,572 sq.ft (GIA).

The upper floor office space is accessed through an external entrance onto Middle Abbey Street.



DISCLAIMER

These particulars are issued by CBRE U.C., registered in Ireland, no. 316570. PSRA Licence No. 001528 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE U.C., for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness (iii) Neither CBRE U.C., nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Brochure prepared February 2020.

TO LET – Prime Commercial Opportunity

Upper Floors, 43-44 O'Connell Street, Dublin 1



DISCLAIMER

These particulars are issued by CBRE U.C., registered in Ireland, no. 316570. PSRA Licence No. 001528 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE U.C., for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness (iii) Neither CBRE U.C., nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Brochure prepared February 2020.

TO LET – Prime Commercial Opportunity

Upper Floors, 43-44 O’Connell Street, Dublin 1



Occupational Costs

The Tenant will be responsible for a fair contribution to the overall Service charge attributed to the development. Currently the budgeted service charge for the unit is estimated at €15,473 p.a.

For the duration of the term, the tenant will be solely responsible for payment of rates of their demise. For the current year (2020) the rates are estimated at €13,989 p.a.

Accommodation

We understand that the Internal Floor Area is approximate as follows:

Area	Sq Ft	Sq M
1 st floor	1,404	130
2 nd floor	1,334	124
3 rd floor	1,417	131.6
4 th floor	1,425	132.4
Total	5572	518

BER Certificate

BER Rating – Exempt

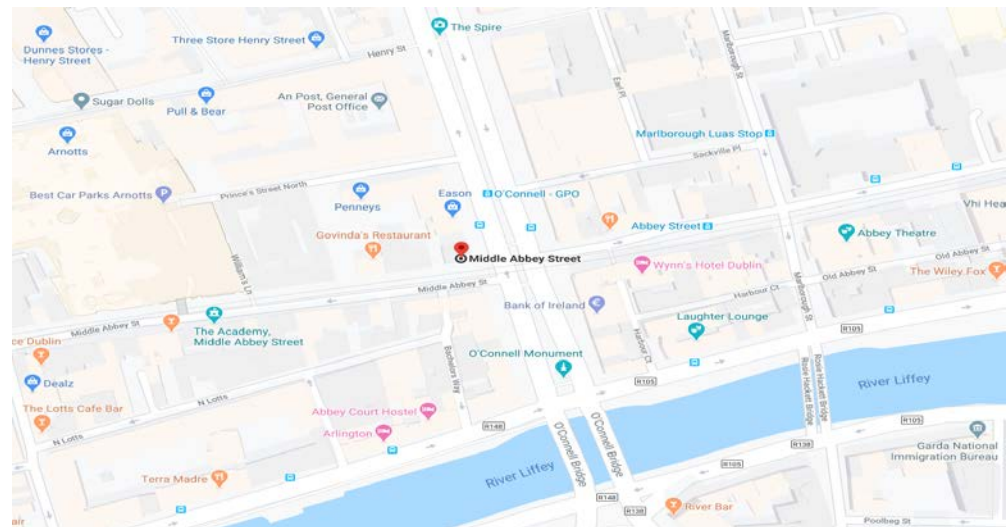
Viewing

Strictly by appointment only through sole agents, CBRE.

Timing

Available immediately.

All intending tenants are specifically advised to verify the floor/site areas and undertake their own due diligence.



DISCLAIMER

These particulars are issued by CBRE U.C., registered in Ireland, no. 316570. PSRA Licence No. 001528 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE U.C., for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness (iii) Neither CBRE U.C., nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Brochure prepared February 2020.