



FOR SALE BY PRIVATE TREATY
MODERN OFFICE INVESTMENT

**SECOND AND THIRD FLOORS,
CATHEDRAL COURT, NEW STREET SOUTH,
DUBLIN 8**

TENANTS NOT AFFECTED



SUMMARY

Modern office investment

Total floor area extending to approximately 496 sq.m. (5,340 sq.ft.)

Two new leases from the November 2022

5 basement car spaces

2nd Floor let to Cuckoo Events Limited
T/A Safe Events

3rd Floor let to Currie & Brown (Ireland) Limited

Combined rent of €182,220 per annum

Guide Price €2,250,000

NIY approximately 7.36% (after standard purchasers' costs of 9.96%)

Tenants not affected.



NB. For identification purposes only

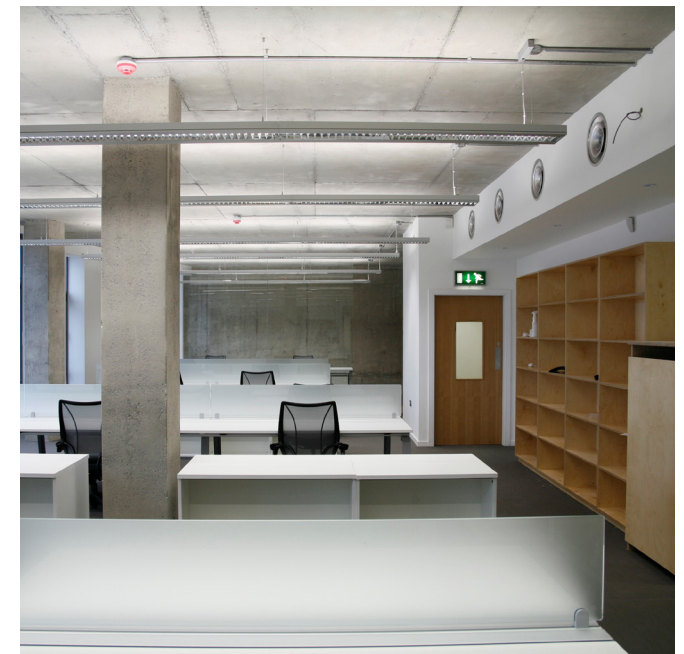
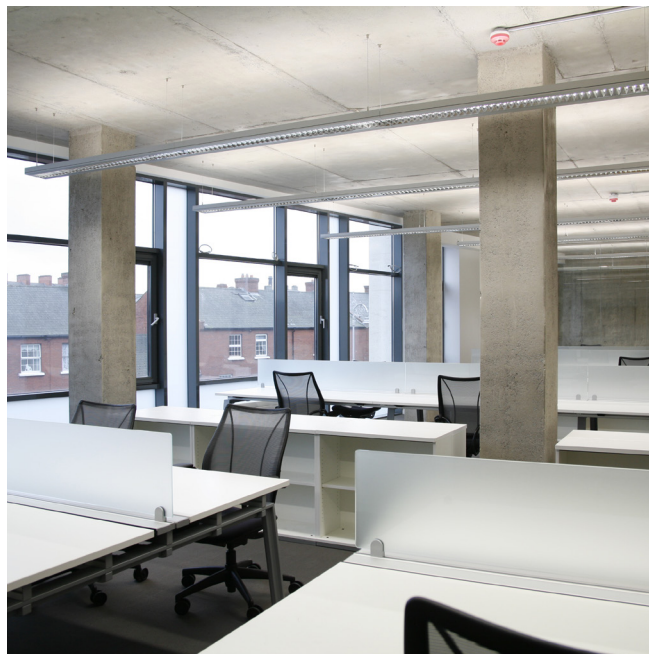
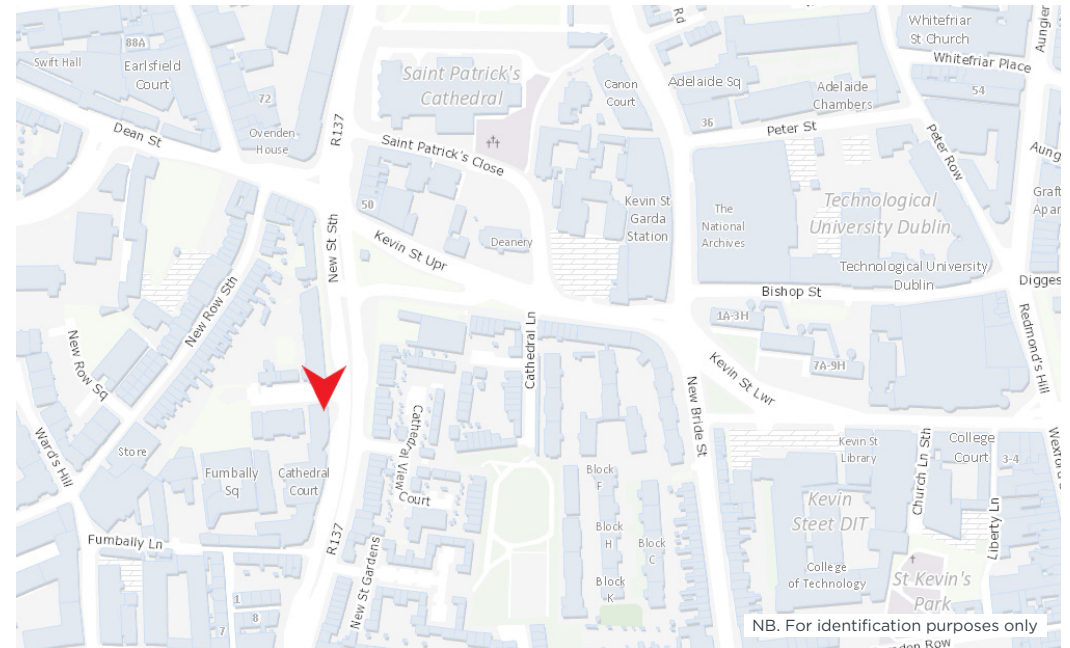


LOCATION

Cathedral Court is a vibrant mixed use residential and commercial development located on New Street South, Dublin 8. The occupants can enjoy a range of nearby amenities, including shops, bars and restaurants.

There are a wide range of public transport links within the immediate vicinity with the Green Line Luas circa 7 min walk away at St Stephen's Green and a host of Dublin Bus routes from New Street South.

Dublin 8 has witnessed a transformation of the local area in recent years by the development of the Eight Building in Newmarket Square and The Fumbally Office Development at the nearby Fumbally Square and the recent construction of both the Maldron Hotel and Hyatt Centric provide additional amenities for potential occupiers.



DESCRIPTION

The subject property comprises the second and third floors of Cathedral Court with each floorplate extending to approximately 248 sq.m. (2,670 sq.ft.).

The accommodation is well proportioned and is fitted out to a high standard to include reception and waiting area, cellular glazed meeting rooms, open plan office accommodation, kitchen facilities, comms room, storage, and WC accommodation.

Notable features include exposed concrete ceilings and columns. There is also a state of the art AOV system in situ.

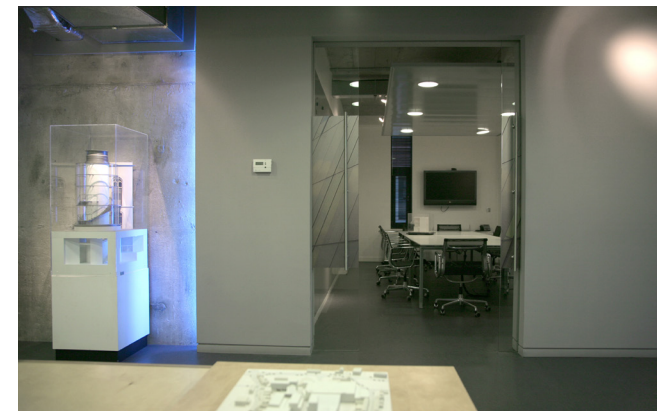
In addition to this, 5 basement car parking spaces are demised to the property. Also demised is a basement storage space extending to approximately 25 sq.m. (270 sq.ft.) which is for the exclusive use of Cuckoo Events Limited.

TENANCY AND ACCOMMODATION SCHEDULE

Floor	Tenant	Lease Commencement Date	Term	Break Option	Area (sq.m.)	Area (sq.ft)	Passing Rent	Car Spaces	Total Rent
2nd	Cuckoo Events Limited	1st Nov 2022	9 Year 11 Months	Year 5	248	2,670	€86,775	3	€92,775
3rd	Currie & Brown (Ireland) Limited	1st Nov 2022	9 Year 11 Months	Year 5	248	2,670	€89,445	2	€89,445
Total									€182,220

*Additional storage of 25 sq.m. (270 sq.ft.) in basement.

NB: Deed of renunciation signed by both tenants. **NB:** Prospective purchasers should satisfy themselves as to the accuracy of the above information.



TITLE

Long-Leasehold.

GUIDE PRICE

€2,250,000.

VAT

Please refer to the agent.

BER



2nd Floor BER Number: 800782013.

3rd Floor BER Number: 800782021.

DATA ROOM

www.2and3cathedralcourt.com

SOLICITOR

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VIEWING

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisors.

AGENTS DETAILS

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