



CONNAUGHT HOUSE

Part Fourth Floor, Burlington Road, Dublin 4

TO LET

High quality fully fitted office space to let by way of assignment

APPROX. 563 SQ.M. (6,060 SQ.FT.)

CONNUGHT
HOUSE

LOCATION

The property is located on the west side of Burlington Road adjacent to Mespil Road and parallel to Baggot Street Upper.

The area benefits from an abundance of amenities including restaurants, bars, hotels, gyms and a number of shops. Furthermore, the Grand Canal at Mespil Road offers a scenic and tranquil setting for lunchtime walks and on Thursdays a farmer's market occupies it's banks offering a variety of interesting lunch options.

The location is extremely accessible with Dublin bus routes on its doorstep, the Luas a 2-minute walk away at Charlemont and the DART station is a 10-minute walk away at Grand Canal Dock.





DUBLIN BUS
ON YOUR DOORSTEP



AIRCOACH
ON YOUR DOORSTEP



DUBLIN BIKES
2 MIN WALK



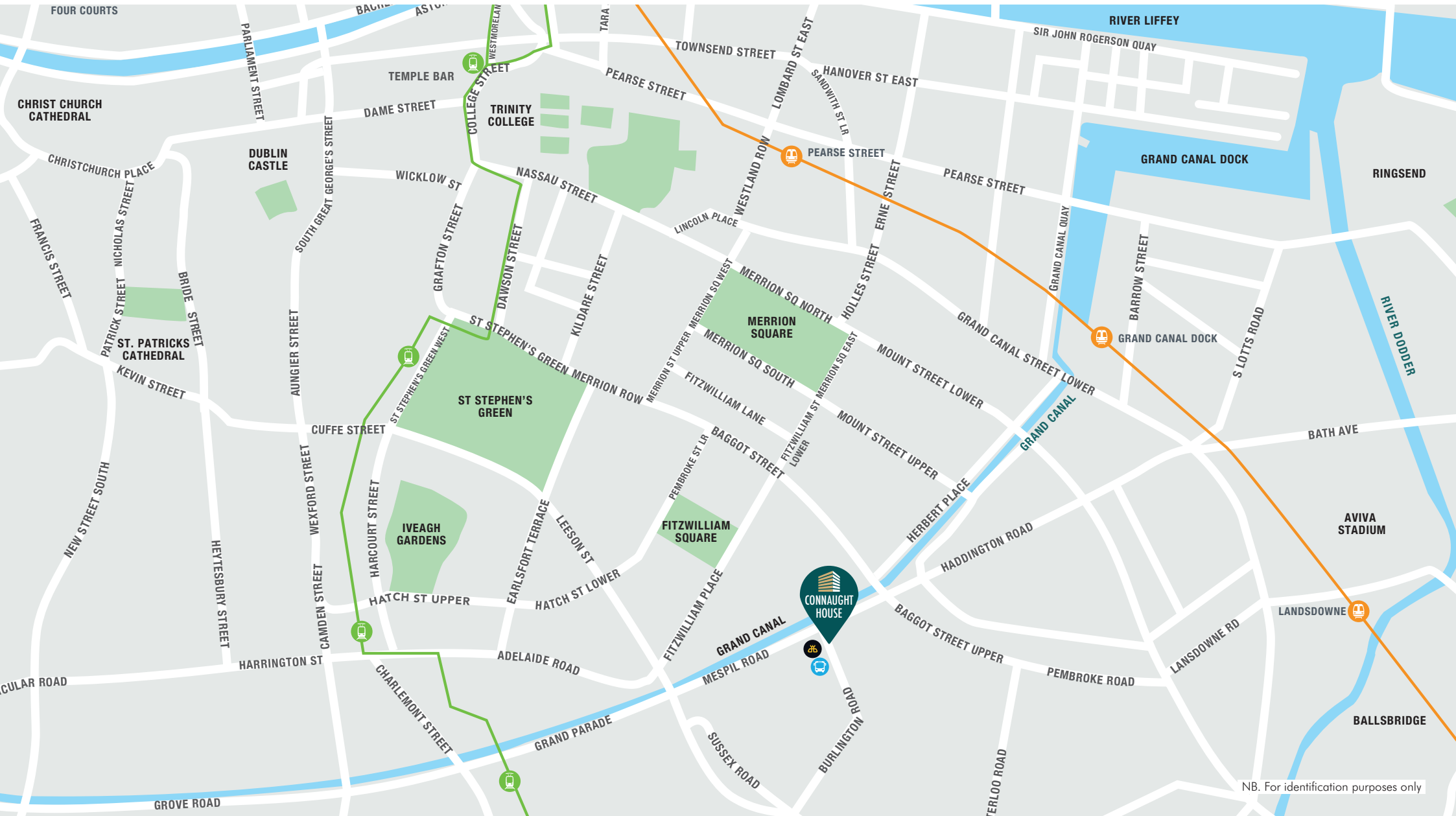
LUAS GREEN LINE
5 MIN WALK



IRISH RAIL & DART
10 MIN WALK



PORT TUNNEL
15 MIN DRIVE



NB. For identification purposes only

DESCRIPTION

Connaught House is an imposing modern office building constructed to the highest standards by Ronan Group in 2004, extending to 10,500 sq.m. across 6 stories over lower ground floor. The property benefits from a frameless glazed, canopied entrance, with a glazed canopy above its revolving doors. Next to the entrance is Patrick O'Reilly's (an Irish Artist and sculpture) out-sized sculpture of Queen Maeve.

Internally the property benefits from a large impressive lobby with a sunken timber floored area with stylish sofas and a modern fireplace on its inner wall. The lobby area also benefits from a manned reception desk and a coffee to go outlet.

The available accommodation is located on the part fourth floor which extends to 563 sq.m. (6,060 sq.ft.) NIA and has been fitted to the highest standard to include a mix of cellular and open plans offices. The fit-out benefits from a large 18-person boardroom, breakout and meeting rooms, a dedicated comms room and a large staff canteen, with an impressive reception area. The fourth floor also has the benefit of an exclusive wrap around terrace.

The lavish specification for the common areas includes Portland flagged floors, four granite-floored 21-passenger lifts, wood panelled doors inlaid with walnut and bronze handles by Patrick O'Reilly, and toilets on every floor.

The Lower ground provides essential staff amenities to include a gym, shower and bike storage facilities.

Other occupiers within the building include:

GROUPON

MACQUARIE

CBRE

PHILIPLEE

VERTIS

Willis Lease
Power to Spare - Worldwide®

ALCHEMY



SPECIFICATION



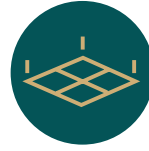
RAISED ACCESS FLOORS
WITH CARPET TILES



CAT 6 CABLING



FOUR PIPE FAN COIL
AIR CONDITIONING



SUSPENDED METAL CEILINGS
WITH RECESSED LED LIGHTING



4 X 21-PERSON
PASSENGER LIFTS



LARGE RECEPTION
LOBBY



SHOWERS



EXCLUSIVE TERRACE
AREAS



FULLY FITTED
SPACE



HIGH QUALITY
FURNITURE



CANTEEN



FLOOR TO CEILING
GLAZING

LEASE DETAILS

10 year Internal Repairing and Insuring lease from the 21st April 2017.
There is a open market rent review in year 5. There is also a tenant break option in year 7 subject to 12 months notice and a 6 month rent penalty.
The passing rent is €401,250 per annum including 5 car parking spaces.

BER

BER TBC

PREMIUM

€200,000.

AGENT CONTACT DETAILS

All viewings are strictly by appointment through the sole letting agent.

For further information please contact:

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PSRA Registration No. 003587

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