



Former Richmond Hospital, Brunswick St. North, Dublin 7

space
COMMERCIAL

www.spacegroup.ie



For Sale by Private Treaty

We are delighted to present to the market this one of a kind, landmark heritage building in the heart of Dublin City. This property is located on Brunswick St. North in the centre of Dublin's legal district in former use as the Dublin District Court. The imposing property is truly unique and boasts a myriad of architectural features along with a stunning red brick and terracotta facade. The building is arranged over three floors with ground and first floor laid out as modern offices with five large open plan rooms coupled with former judge's chambers and smaller cellular offices. Each separate chamber is complete with kitchenette and WC facilities. The basement comprises a series of open plan rooms and three modern secure cells. The entire extends to approx 2,029.28 Sq.M. (21,842.8 Sq.Ft.).

The property is excellently placed for a variety of uses including office space, residential and leisure. The surrounding area is densely populated with apartment schemes and a large range of transport links are available in the immediate area such as the Red Line Luas, Dublin Bus Routes and DART Services. The property is located within the Dublin legal district in close proximity to the Four Courts. There is a steady demand in this area for office space from those in the legal profession, this will be enhanced by the prestige and attractive nature of the Old Richmond Hospital.



SPECIAL FEATURES

- » Excellent condition throughout following multi-million euro refurbishment.
- » Extensive internal space which can be easily divided up to accommodate several tenants.
- » Stunning Renaissance architectural features, red brick and terracotta facade.
- » Bright modern space suitable for a variety of uses.
- » Possible uses include: head quarter office block, educational use, medical use, nursing home, museum, library, IT firm, casino, leisure use, antique showrooms, auction house, residential, serviced offices and of course an enterprise centre. These uses are subject to planning.
- » Kitchenette and WC facilities in each wing on each floor.
- » Fitted out with modern heating, plumbing, electric services, lifts, CCTV, alarms and Cat 5 cabling.
- » Ornate entrance hallway with tiled dedications to original benefactors.
- » Modern lifts in both wings.
- » Modern secure cells in basement which can be used to store secure files/goods etc.
- » Unique internal layout extending to approx 2,029.3 Sq.M. (21,842.8 Sq.Ft.).
- » Attractive landscaped grounds with secure ornate gate.
- » 20 surface car parking spaces and dedicated bike rack.
- » BER Exemt.
- » Easy access off Brunswick St. North

Architectural Features

Richmond Surgical Hospital was designed by the partnership of Carroll and Batchelor, built to replace an earlier hospital on the site. The two wings of the u-shaped plan would have accommodated the wards, with one window for each bed, and the double loggias at the ends of the wings allowed sheltered access to fresh air for patients.

At the time of construction the hospital was praised for modern features, including warmed filtered air for the theatres, modern ventilation, and the building being raised above the ground by arches. The red brick and terracotta exterior retains much of the building's original English Renaissance character, and though the interior has been modernised, a number of elements remain: the timber-panelled, tiled entrance hall, bearing dedications to the building's benefactors, and the stair hall to the west, with arches supported by tapering marble columns capped by rakish volutes. The building has a distinctive roofline, with finials and weathervanes on top of domes and lanterns as well as symmetrically situated chimneys.

History

The Richmond was originally part of a complex of 3 hospitals, collectively known as "St. Laurence's", the Richmond, Whitworth and Hardwick. The hospital as it stands today was built between 1899 and 1901.

In 1994, the Richmond and Whitworth hospitals were converted into business incubation (enterprise) centres and a self-storage facility. Facilities were provided for a wide variety of business, professionals and multi-national users including small and emerging businesses including government departments, archaeologists, medical services, wholesalers, specialised retailers, antique dealers, legal firms, technology and IT firms. Motorola based their marketing department in the incubation centre; Aldi started in Ireland in the former hospitals, setting up a training centre for new staff.

Multi-national clients included the engineering and design departments of the LUAS and Port Tunnel firms, the two largest construction undertakings in Ireland. One was from Japan and the other from Italy. By co-incidence both firms were located in the former hospitals at the same time but had no connection with each other.

The Richmond was leased by the Government/OPW for use as District courts in 1996. A year-long multi million Euro investment programme was embarked upon bringing the building to modern standards. It was opened by the then Minister of Justice, Mrs. Nora Owens and the president of the District court, Judge Smithwick.

Accommodation

Basement	596.6 Sq.M. (6,421.7 Sq.Ft.)
Ground Floor	750.5 Sq.M. (8,078.3 Sq.Ft.)
1st Floor	682.2 Sq.M. (7,342.8 Sq.Ft.)
Total	2,029.3 Sq.M. (21,842.8 Sq.Ft.)

(Floor Plans available upon request.)











space COMMERCIAL

Adam McCormack
Group Surveyor
Space Property Group

7 Pembroke Street Lower, Dublin 2
2 Brighton Road, Foxrock, Dublin 18

Tel: +353 (0)1 6762033
Fax: +353 (0)1 6762035
DD: +353 (0)1 6344283
Mob: +353 (0) 86 8368411
Email: adam@space4u.ie
Web: www.spacegroup.ie



Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.