



**WESTLAND ROW**  
DUBLIN 2

FOR SALE WITH VACANT POSSESSION  
MODERN OFFICE BUILDING

TO LET  
New HQ  
Office  
Building  
11,539 sq ft

# The Ideal HQ Building



# 42

WESTLAND ROW  
DUBLIN 2



10,894 sq ft  
Grade A  
Office Building



Carefully restored period  
building with new build  
office extension



2.7m ground to  
floor ceiling heights



Feature glazed atrium  
linking period and  
modern



Less than 100 metres  
from Pearse Street  
DART Station



200 metres from  
Trinity University

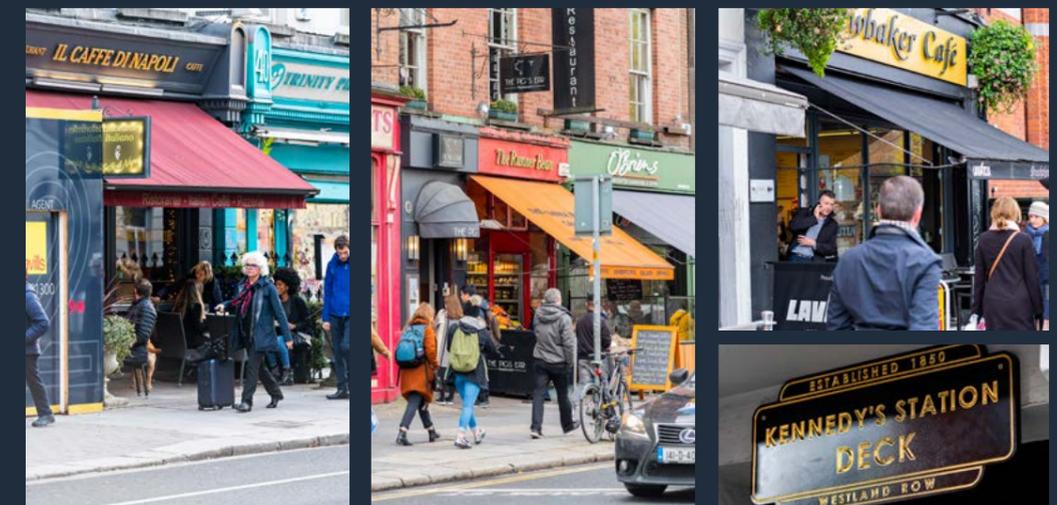
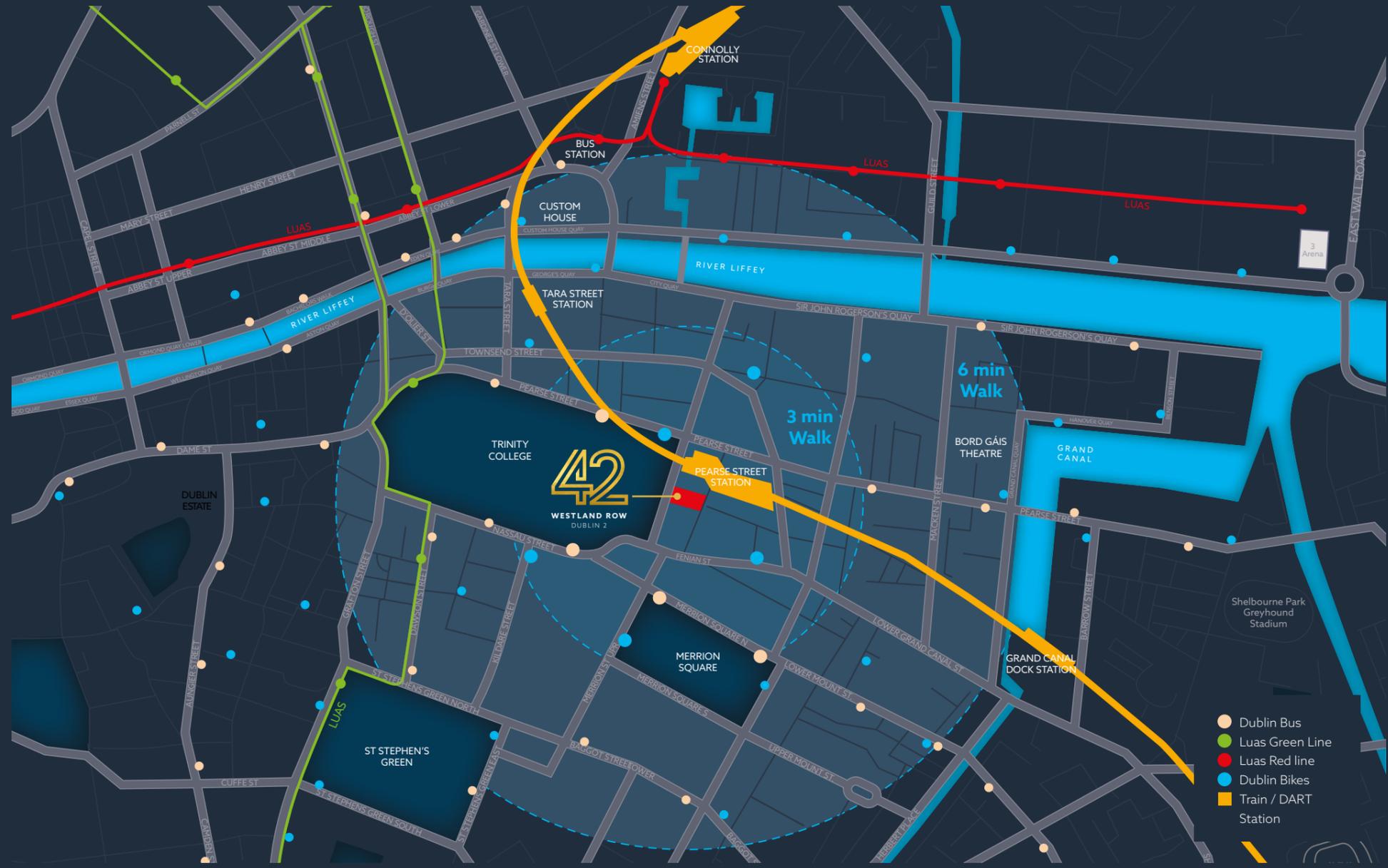


700 metres from  
Grafton Street



Less than 1km from  
Grand Canal Dock





## || LOCATION

42 Westland Row is centrally located in the heart of Dublin's Central Business District, in what is arguably one of the most connected areas of the city. The property is adjacent to Trinity College Dublin and within a short walking distance to St. Stephens Green, Grafton Street, the IFSC and Grand Canal Dock.

The area benefits from an abundance of nearby amenities including restaurants, cafes, gyms, shops and cultural attractions. Nearby parks include Merrion Square and St. Stephen's Green whilst the area is serviced by an abundance of top-class hotels including The Merrion, The Alex and The Mont.

## || TRANSPORT

Pearse Street Dart Station, one of Dublin's busiest transport hubs, is located less than 100 metres from the property. The LUAS Red and Green Lines are also located within a 5 minute walk.

The area is further serviced by many major Dublin Bus routes and Busáras, the central Dublin station for the national Bus Eireann service, is located just under 1km to the north.

# AERIAL

## LOCATED IN THE HEART OF DUBLIN

01	Zurich	21	Three Ireland
02	CIT Aerospace	22	Tiktok
03	Walkers	23	Zalando
04	Citi Group	24	Grant Thornton
05	GAM Fund Management	25	Northern Trust
06	Citi Group	26	Pioneer
07	Datadog	27	Fidelity International
08	Hubspot	28	The Irish Times
09	The Convention Centre Dublin	29	Intive
10	PWC	30	Huckletree
11	Central Bank of Ireland	31	Chartered Accountants House
12	An Post	32	Henry J Lyons
13	JP Morgan	33	Twitter
14	Airbnb	34	Stripe
15	Matheson	35	Perrigo
16	Accenture	36	Accenture
17	Trip Advisor	37	Google
18	LogMeIn	38	Shire Pharmaceutical
19	Facebook	39	SMBC
20	William Fry	40	Irish Centre for European Law

41	OPW
42	Aris Global
43	UBS Fund Services
44	AIB
45	Barclays
46	Bank of Ireland

### KEY PLACES

01	The Custom House
02	Merrion Square
03	Government Buildings
04	Trinity College Dublin
05	Grafton Street

### TRANSPORT

01	Tara Street Station
02	Pearse Street Station
03	Grand Canal Dock Station
04	Lansdowne Road Station

Luas Red Line

Luas Green Line

Luas Red Line    Luas Green Line    Train / DART Line





## || DESCRIPTION

42 WESTLAND ROW OFFERS A UNIQUE COMBINATION OF EXQUISITELY RESTORED PERIOD ACCOMMODATION AND GRADE A MODERN OFFICE SPACE.

The front period office building extends to four floors above a Lower Ground Floor level and is connected to the rear three storey modern extension via a spectacular glazed atrium. The modern office accommodation to the rear is finished to the highest standard with

suspended ceilings and LED strip lighting, VRF air conditioning, Raised Access Floors with floor boxes wired for power. The property has the unique benefit of a passenger lift serving all floors, period and modern and also benefits from shower facilities at Lower Ground Floor level.



## FLOOR PLANS



|| LOWER GROUND FLOOR  
1,216 sq ft / 113.0 sq m

|| GROUND FLOOR  
2,831 sq ft / 263 sq m

|| FIRST FLOOR  
3,292 sq ft / 305.8 sq m

|| SECOND FLOOR  
2,850 sq ft / 264.8 sq m

|| THIRD FLOOR  
705 sq ft / 65.5 sq m

## || SPECIFICATION

Newly refurbished with stunning contemporary design featuring an attractive 3.3m ceiling height reception

- || Bright efficient floor plates with floor to ceiling height of approx. 2.7m
- || Shower & changing facilities
- || New VRF heating and cooling air conditioning system
- || 600 x 600mm Raised Access Floor with carpet tile
- || Suspended ceiling with 1200x300mm tiles
- || Recessed LED panels with daylight and occupancy controls
- || 8 person Olympic Passenger Lift
- || **BER B3**

## || GROUND FLOOR UNIT

Self contained Ground Floor unit extending to approx. 643 sqft available separately or as part of overall building. The unit has FPP for cafe use and it's own door street access, however, it could be incorporated into the overall building, subject to Planning Permission.

## || ACCOMMODATION SCHEDULE

Level	Sq Ft	Sq M
Lower Ground Floor	1,216	113.0
Ground Floor	2,831	263
First Floor	3,292	305.8
Second Floor	2,850	264.8
Third Floor	705	65.5
<b>Total</b>	<b>10,894</b>	<b>1,012.1</b>
Ground Floor Café	643	59.7



## || CONTACT



Savills Ireland  
33 Molesworth Street  
Dublin 2

Savills.ie

### SEÁN RYAN MC CAFFREY

sean.ryanmccaffrey@savills.ie  
+353 1 618 1383

### KATE HEALY

kate.healy@savills.ie  
+353 1 618 1391

PSRA: 002233

Important Notice: Savills Commercial (Ireland) Limited and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. Icons made by Freepik and Darius Dan from www.flaticon.com (AD 792X)