



**31-36**  
**GOLDEN LANE**

PRIME LONG INCOME INVESTMENT OPPORTUNITY

FOR SALE BY PRIVATE TREATY //  
(TENANT NOT AFFECTED)



31-36 GOLDEN LANE



# 31-36 GOLDEN LANE

## INVESTMENT SUMMARY //

31-36 Golden Lane provides an exciting opportunity to acquire a secure long income office investment, situated in a vibrant location within Dublin's Central Business District, just 450 metres from St. Stephen's Green and the LUAS Cross City and Green Lines.



Substantially refurbished  
3 storey office building  
extending to approx.  
2,877 sq m (30,967 sq ft)



Let to New Relic  
International Ltd. and  
guaranteed by New Relic  
Inc. on a new 20 year lease



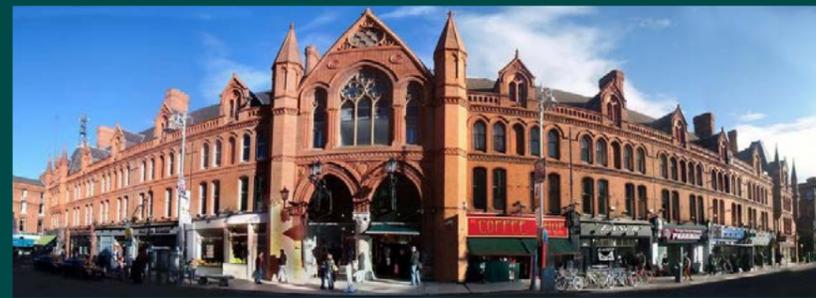
Term certain of  
10 years from lease  
commencement



Passing rent of €1.455  
million per annum



Exciting long term  
asset management  
opportunities



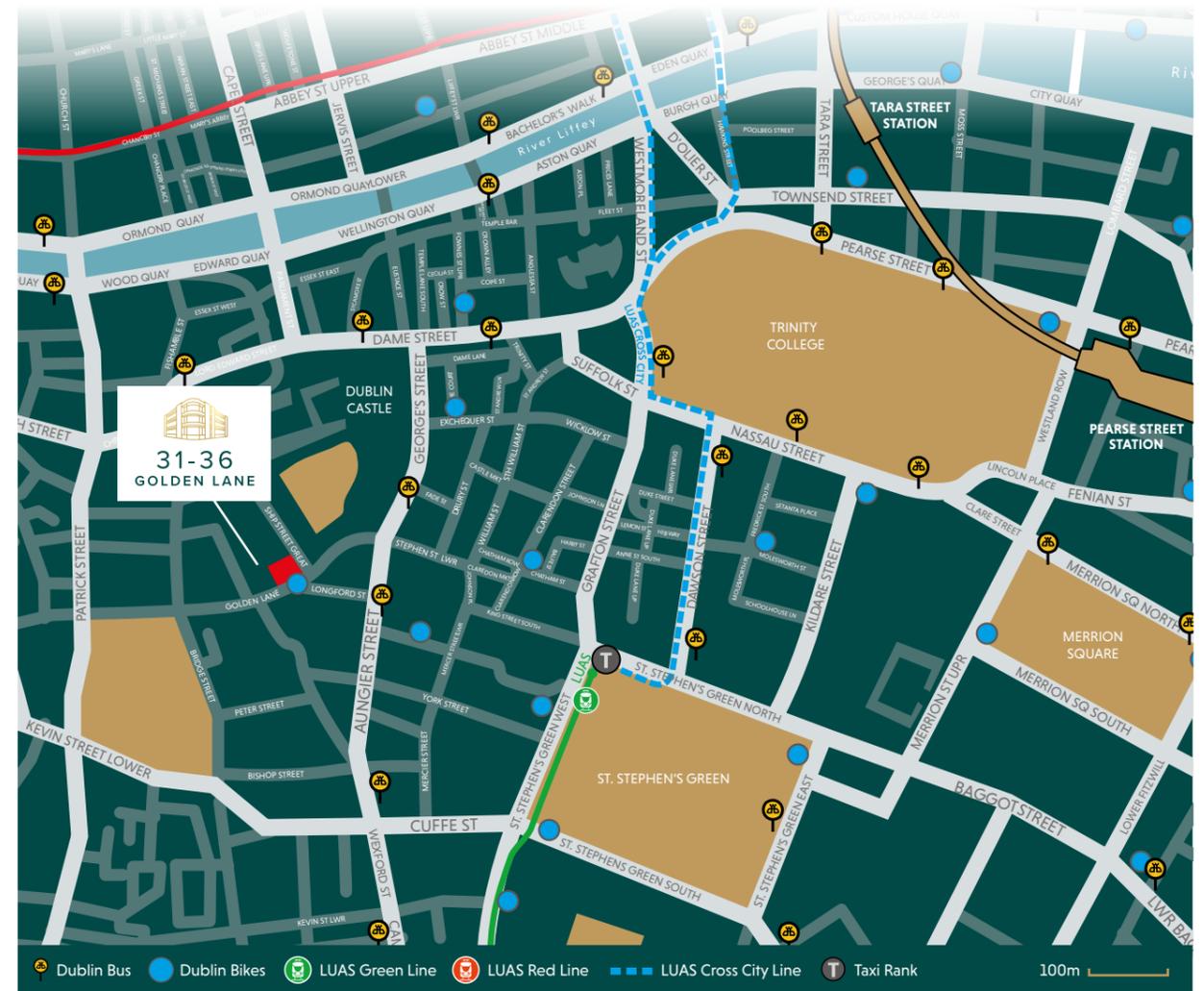
## THE LOCATION //

31-36 Golden Lane is strategically situated within Dublin's Central Business District, only minutes from the environs of St. Stephen's Green and the facilities of Grafton Street.

This excellent commercial destination is home to many of Ireland's major international businesses, banks and Government offices. Notable occupiers in the surrounding area include The Radisson Blu Hotel, Dunnes Stores HQ, The National Archives of Ireland, Dublin Business School and DIT Aungier Street.

The building occupies a high profile corner location at the junction of Golden Lane and Great Ship Street close to Dublin's Creative Quarter, a vibrant hub surrounding the hugely popular George's Street area. A broad selection of restaurants, cafes and shops are all readily available in the immediate vicinity, with Dublin's prime retail high street, Grafton Street, within a six minute walk.

The location boasts unrivalled access and transport facilities. The LUAS Green Line linking St. Stephen's Green to the South Dublin suburbs and the new LUAS Cross City Line are both located 450 metres from the property. The area is well served by Dublin Bus routes in addition to having a number of multi-storey car parking facilities. There is also a Dublin Bikes station opposite the property on Golden Lane with other stations close by.





31-36  
GOLDEN LANE



## DUBLIN CITY CENTRE AERIAL //

- 1 Grafton Street
  - 2 Henry Street
  - 3 DIT Aungier Street
  - 4 Dublin Castle
  - 5 Royal College of Surgeons in Ireland
  - 6 Temple Bar
  - 7 Dunnes Stores HQ
  - 8 Bishop's Square
  - 9 Beaux Lane House
  - 10 St. Stephen's Green
  - 11 St. Stephen's Green Shopping Centre
  - 12 Radisson Blu Hotel
  - 13 Trinity College
  - 14 Ilac Centre
  - 15 IFSC
  - 16 Docklands
  - 17 Powerscourt Centre
  - 18 Dublin's Creative Quarter
- 
- LUAS Green Line
  - LUAS Cross City Line
  - LUAS Red Line





# 31-36 GOLDEN LANE

## SPECIFICATION //

The internal of the building will be refurbished and finished to an exceptionally high specification to include:



Large efficient floor plates



Raised access floors with carpet tile covering



One 8 person Otis lift serving all floors



Feature full height atrium



Excellent natural light to all floors



Daikin VRV air conditioning system



Exposed ceiling lighting



WC and shower facilities



Double glazed windows



Typical floor to exposed ceiling height of 2.875 metres

## DESCRIPTION //

31-36 Golden Lane provides a distinctive corporate headquarter office building full of design and character to be finished to the highest of standards.

This unique building which is situated on a site of approx. 0.14 hectares (0.34 acre) was originally designed by Scott Tallon Walker Architects and is laid out over three levels around an impressive central atrium. The interior of the property is currently undergoing an extensive refurbishment and fit out programme which is due for completion in December 2017.

The property comprises a three storey office extending to approx. 2,877 sq m (30,967 sq ft) and consists of open plan office space combined with separate meeting rooms and private offices. The building benefits from excellent natural light due to the floor plate design and the large atrium which creates an attractive focal point.

Externally, the building has a distinct frontage with a striking curved frame, red brick façade and green and white cladding. The property also provides for over 40 bicycle spaces in a secure area to the rear.

## ASSET MANAGEMENT //

31-36 Golden Lane lends itself to an exciting potential future asset management opportunity with the expansion of the original building by way of additional floors to the top of the building.

Scott Tallon Walker Architects have carried out a feasibility study which is available in the data room.



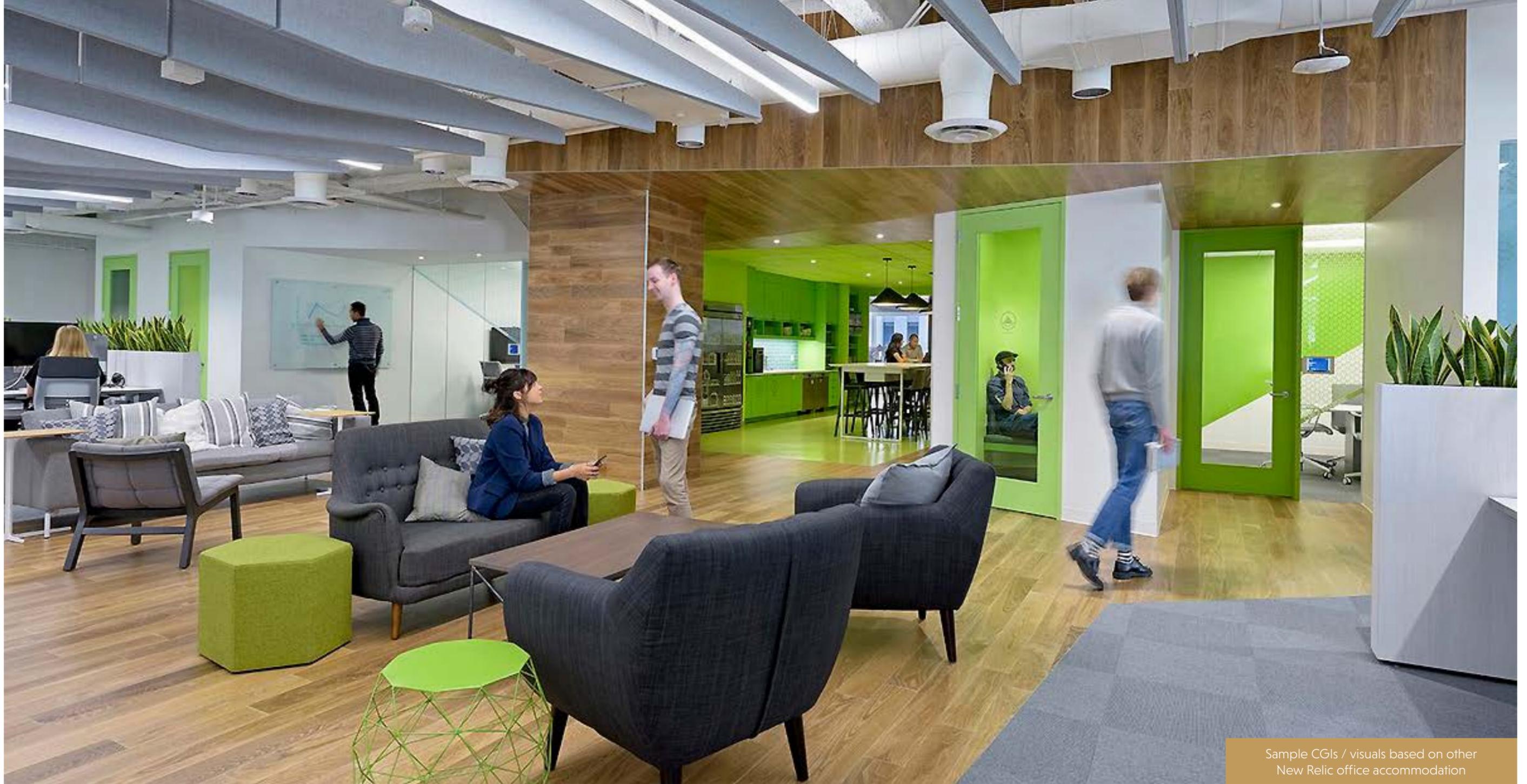
The adjoining Radisson Blu Hotel has recently obtained Phase 2 planning permission for a total of 8 storeys indicating the potential to increase the subject property from three to five storeys based on the parapet heights (S.P.P.).

## ACCOMMODATION //

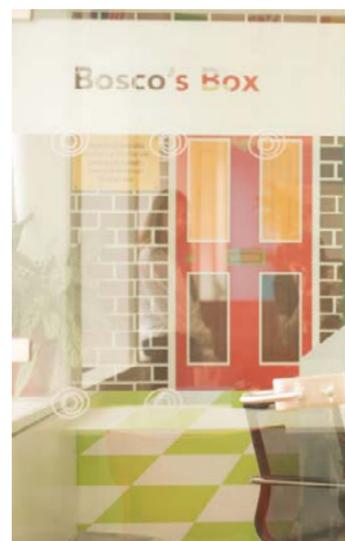
Floor	Area (Sq M)	Area (Sq Ft)
Ground	1,033	11,119
First	922	9,924
Second	922	9,924
<b>Total</b>	<b>2,877</b>	<b>30,967</b>

Please note the above area is the anticipated Net Internal Floor Area





Sample CGIs / visuals based on other New Relic office accommodation





## TENANCY //

An Agreement For Lease has been agreed with New Relic International Limited to let the entire of 31-36 Golden Lane on a single occupational lease upon practical completion.

Tenant	Guarantor	Lease Term	Lease Start *	Lease Expiry **	Break Option	Break Penalty	Rent Review	Annual Rent ***
New Relic International Ltd.	New Relic Inc.	20 years	Dec-17	Dec-37	Tenant only year 10	3 month rent penalty	5 yearly open market rent reviews with a 10% cap and collar provision at the first review	€1,455,474

\* Lease commencement is expected to coincide with the practical completion date. Delivery for hand over is on track and is expected to be December 2017.

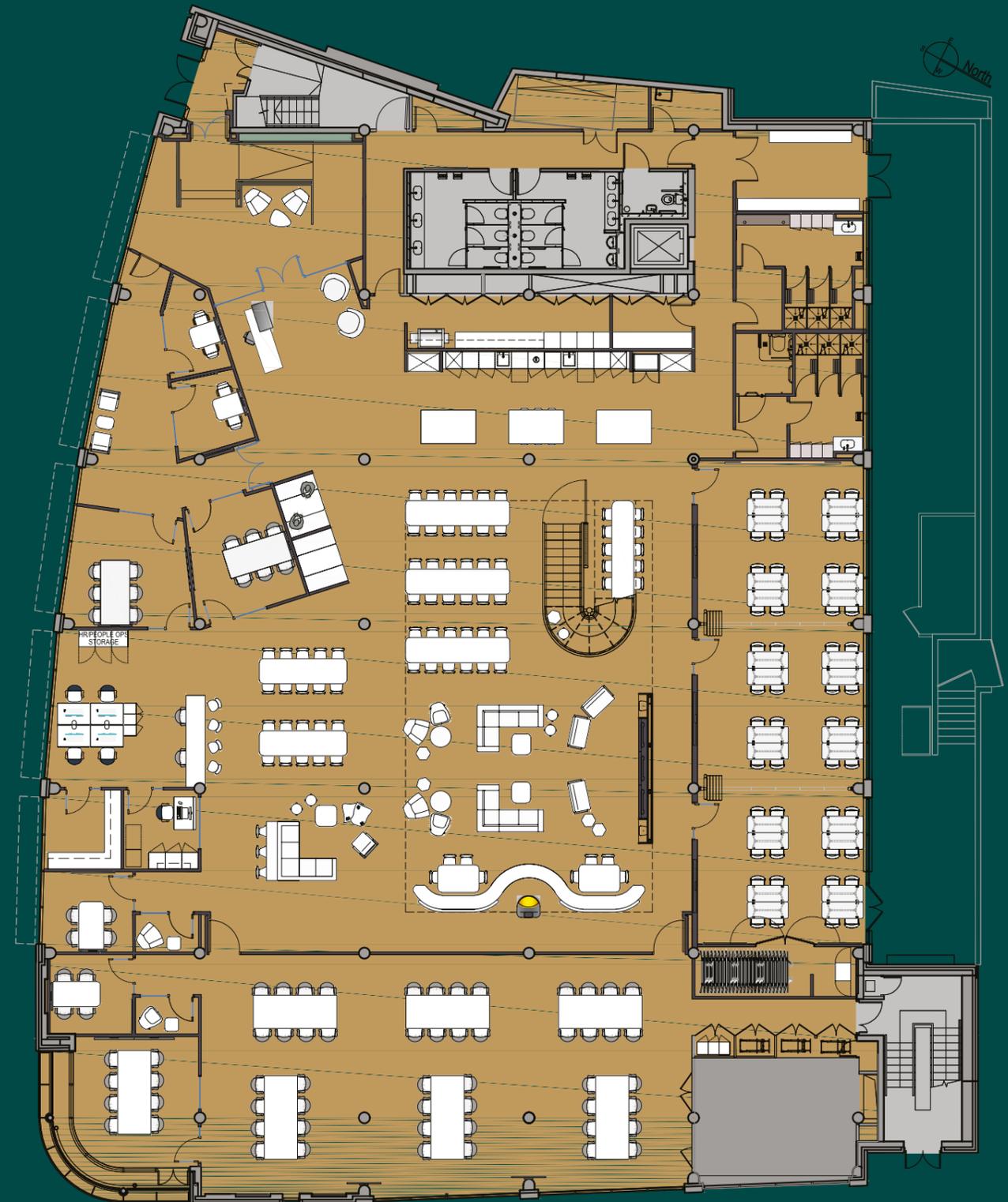
\*\* Lease expiry date will be 20 years from the date of lease commencement.

\*\*\* Annual Rent subject to final joint measurement.

Please note the tenant is responsible for the repairing and insuring of the entire demised premises however the landlord is responsible for any external glazing replacement and any repairs and maintenance required to the elevator beyond its regular services.

## FLOOR LAYOUTS //

### GROUND FLOOR PLAN //



For Illustrative Purposes Only

## COVENANT INFORMATION //



New Relic is a leading global digital cloud-based analytics, intelligence and information technology company founded in San Francisco in 2008. They provide full-stack visibility and analytics software enabling businesses to monitor and analyse the performance of their web and mobile applications and information technology infrastructure.

The Dublin office at 31-36 Golden Lane will serve as New Relic's European, Middle Eastern and African (EMEA) headquarters.

New Relic currently have over 1,000 employees and additional offices in Portland, Barcelona, London and Zurich.

The lease is guaranteed by New Relic Inc. who is a listed company on the NASDAQ Stock Exchange.



## SELLING AGENTS //



[www.savills.ie](http://www.savills.ie)

Savills Ireland  
33 Molesworth Street  
Dublin 2

**FERGUS O'FARRELL**  
+353 (0)1 618 1300  
[fergus.ofarrell@savills.ie](mailto:fergus.ofarrell@savills.ie)

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**ANNELIESE CHARLESWORTH**  
+353 (0)1 618 1375  
[anneliese.charlesworth@savills.ie](mailto:anneliese.charlesworth@savills.ie)

## DEVELOPERS //



[www.mmcapital.ie](http://www.mmcapital.ie)

Mm Capital  
6 Suffolk St  
Dublin 2

## SOLICITORS //

Crowley Millar  
2/3 Exchange Place  
IFSC  
Dublin 1

**CATHERINE KEANE**  
+353 (0)1 676 1100  
[catherine@crowleymillar.com](mailto:catherine@crowleymillar.com)

## VIEWINGS //

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

## TITLE //

Freehold and Long Leasehold.

## BER //



BER No: 8000516379

## DATA SITE //

[www.savills.com/goldenlane](http://www.savills.com/goldenlane)

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