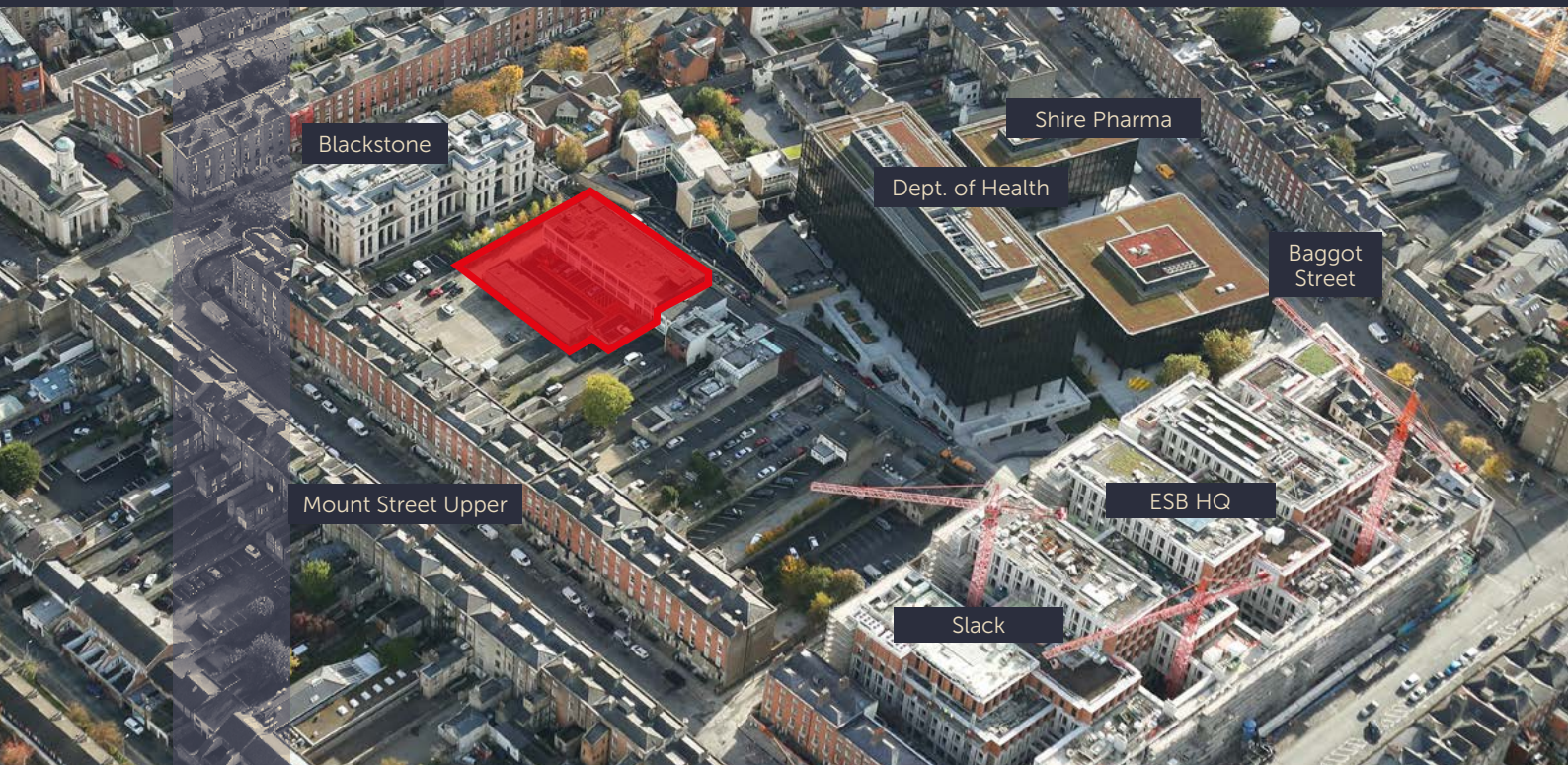


37-42 JAMES PLACE EAST DUBLIN 2

PRIME DEVELOPMENT
OPPORTUNITY FOR SALE
BY PRIVATE TREATY



37-42
JAMES
PLACE
EAST
DUBLIN 2



PRIME DEVELOPMENT SITE
FOR SALE BY PRIVATE TREATY

Prime development
site of approx. 0.155 ha
(0.385 acres) for sale by
private treaty

Zoned Z6 to provide
for the creation
and protection of
enterprise and facilitate
opportunities for
employment creation





Potential for new office development or other uses (SPP). Initial feasibility study shows potential for 3,711 sq.m (39,945 sq. ft) NIA building



Two existing office and mews buildings totalling 1,142 sq m (12,291 sq ft) refurbished in 2017 and currently occupied by ESB



ESB will take a short term lease for a period of 6 months from closing, with the option for them to extend by a further 3 months



Superb location in the heart of the traditional CBD of Dublin 2, surrounded by landmark office developments



LOCATION

JAMES PLACE EAST IS LOCATED IN THE HEART OF CENTRAL BUSINESS DISTRICT IN DUBLIN 2 AND CONVENIENTLY SITUATED BETWEEN BAGGOT STREET AND MOUNT STREET, WITHIN CLOSE PROXIMITY TO THE RENOWNED PARK AT MERRION SQUARE.

The subject site immediately adjoins the rear of the 30 Herbert Street office building (currently occupied by Brown Brothers Harriman) and benefits from its attractive classical façade. Miesian Plaza is adjacent to the site - the former Bank of Ireland Headquarters which was redesigned by the original architects Scott Tallon Walker and is now occupied by Government Departments (including the Department of Health) and the pharmaceutical company, Shire. Also adjoining James Place East is the newly developed ESB office site which will include Fitzwilliam 27 (ESB's new HQ) and Fitzwilliam 28 (fully leased to Slack). Designed by Grafton Architects and OMP Architects this 'state of the art' and sustainable development will extend to over 450,000 sq ft and create a new pedestrian link to Fitzwilliam Street and Merrion Square. The EMEA HQ's for Google, LinkedIn, Stripe, Twitter, and now Slack, are also a short distance from the site.

As the area is currently undergoing such change with these large-scale office developments, this offers an opportunity for a new and exciting development on James Place East. With Merrion Square and St Stephen's Green a short walk from the site, as well as numerous cafes, restaurants, pubs and shops located on Baggot Street, there is a variety of existing amenities available. Dublin's prime retail location of Grafton Street is a 10-minute walk away.

The location ensures that all modes of public transport are conveniently accessible, with Pearse Street DART/ train station, the St Stephen's Green LUAS station, air coach and numerous Dublin Bus routes and the increasingly popular Dublin Bike stations, all within a few minutes stroll from the site.

James Place East is surrounded by a range of leading national and international occupiers such as ESB, Department of Health, Shire, LinkedIn, Stripe, Accenture, Google, Facebook, Twitter, and Bank of Ireland.



LUAS

10 min walk to St. Stephen's Green



DART

10 min walk to Pearse Station



BUS

1 min walk to numerous services on Baggot Street and Mount Street



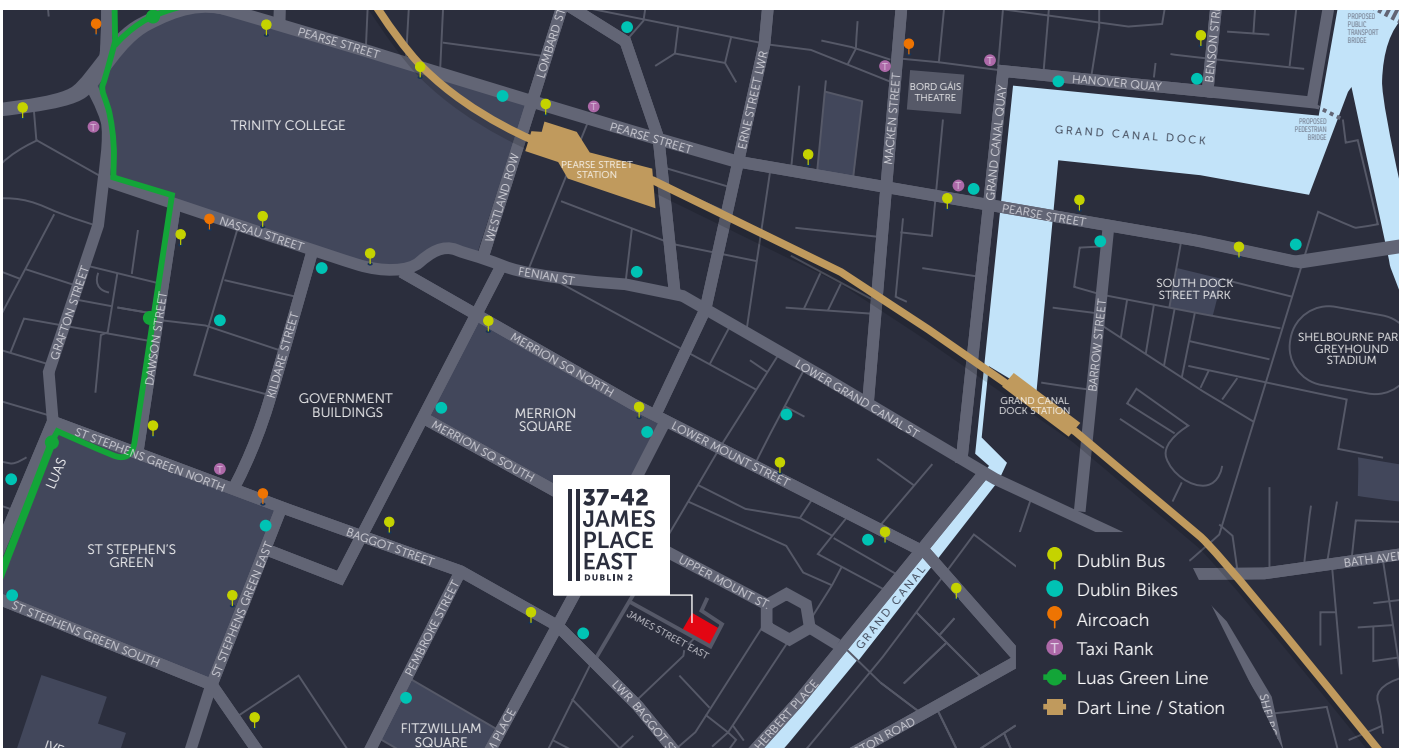
DUBLIN BIKES

3 min walk to Merrion Square or Herbert Street



NEW DUBLIN BIKES

station on James Street East – scheduled for 2021



37-42 JAMES PLACE EAST

The overall site extends to approx. 0.155 ha (0.385 acres) with an extensive 45m (147.6 ft) approximate frontage onto James Place East.

Currently comprising of approx. 958 sq m (10,310 sq ft) office building and approx. 184 sq m (1,981 sq ft) mews building with a surface car park area currently accommodating 9 car parking spaces, bicycle shelter and smoking shelter.

SHORT TERM LEASEBACK

The premises will be leased to ESB on a short term lease for a period of 6 months from closing. ESB will have an option to extend this agreement by a further 3 months. If they remain in situ for the further 3 month period, they will pay a rent equivalent to €368,730 per annum or €92,187 per quarter. The tenant will be responsible for rates, insurance and utilities during their occupation and there will be no reinstatement or dilapidations liability upon expiry.



BUILDING	FLOOR	NIA SQ FT
Office Building	Ground	5,134
	First	5,176
	Entire	10,310
Rear Mews Building	Entire	1,981



PLANNING AND FEASIBILITY

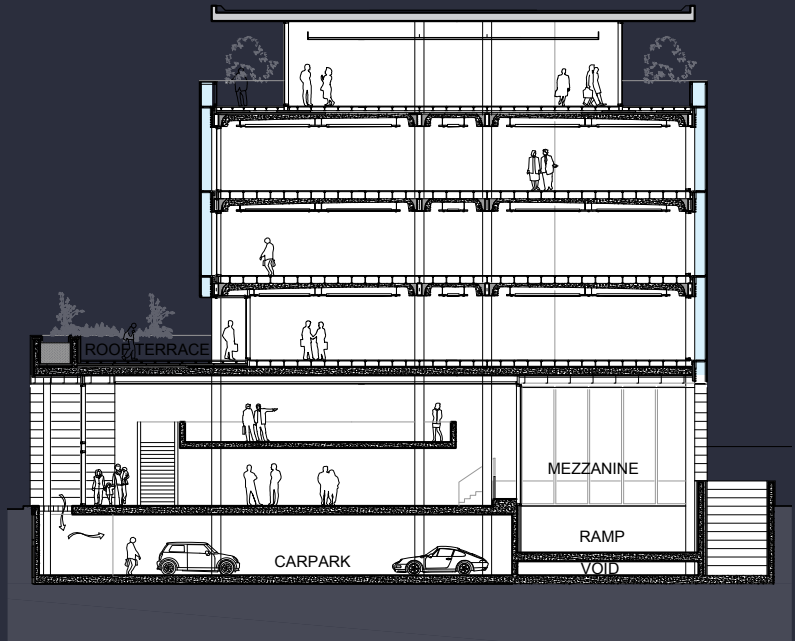


Scott Tallon Walker have prepared a feasibility study which indicates the potential for a 5-storey office building extending to 3,711 sq.m (39,945 sq. ft) NIA. A copy of this report is available upon request.

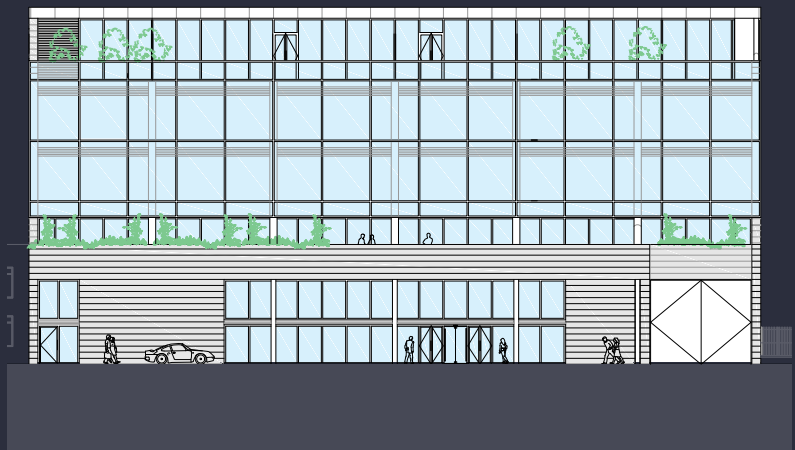
ACCOMMODATION SCHEDULE

Floor	Sq.m	Sq.ft
Ground	616	6,631
Mezzanine	299	3,218
First	714	7,685
Second	781	8,407
Third	781	8,407
Fourth	520	5,597
Total	3,711	39,945

SECTION AA ELEVATION



SOUTH ELEVATION

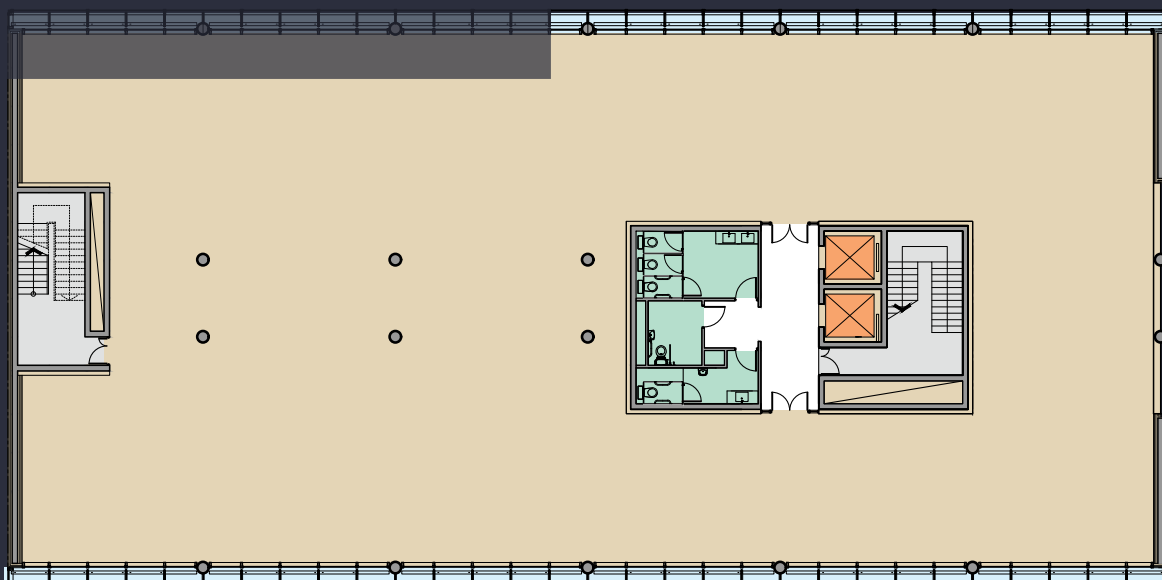


FLOOR PLANS

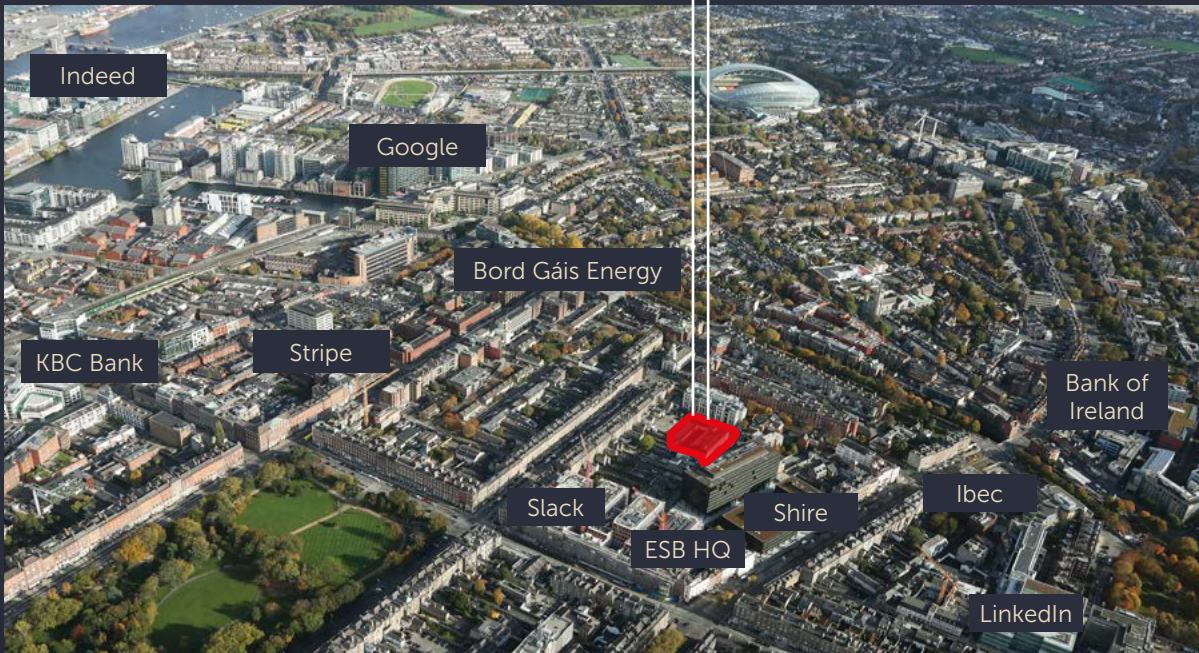
GROUND FLOOR



TYPICAL FLOOR PLAN



**37-42
JAMES
PLACE
EAST**
DUBLIN 2



ZONING

Zoned Z6 under the Dublin City Development Plan 2016-2022 to provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

TITLE

We are advised that this site is held by freehold title. There is a right of way providing access to the car park held under separate ownership to rear of site. Full title details are available from the vendors solicitor

AGENTS DETAILS

For further information or to arrange a viewing please contact sales agents JLL as per the following contact details:



3rd Floor, Styne House,
Upper Hatch Street, Dublin 2
P +353 1 673 1600

BER DETAILS

Main Building



BER Number
800769952
293.68 kWh/m²/yr

Rear Building



BER Number
800770075
210.56 kWh/m²/yr

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