



20

MOLESWORTH STREET
DUBLIN 2

City Centre Office Investment | For Sale by Private Treaty



Investment Summary

Well-presented 4 storey over basement Georgian office extending to approx. 437 sq. m. (4,710 sq. ft.)

Located on Molesworth Street, in the heart of Dublin's CBD adjacent to numerous high profile occupiers to include Maples, AIB, Barclays and Jet.com

Currently occupied by 11 tenants producing a passing rent of €171,040 per annum

There are two first floor vacant units offering the opportunity to increase the rent roll in the short term

Tenants not affected

Description

20 Molesworth Street is an elegant Georgian building comprising of approx. 437 sq. m. (4,710 sq. ft.) of character filled office accommodation over 5 floors.

The property is well-presented retaining much of the original character and charm of a period property whilst functioning well as a modern semi-serviced office.

The accommodation is broken up into 16 office suites with a shared front door for the upper floors and a separate entrance at basement level. A number of the tenants occupy more than one unit and there are 2 vacant office units on the first floor:

The Georgian Society once praised the property for having "one of the most beautiful doorways in Dublin" and this charm is carried through the property where one is greeted by a classically Georgian entrance hall with ornate black and white tiled flooring and sweeping staircase. The property has a bright and spacious feel with well-proportioned office accommodation and tall sash windows flooding each of the office units with light.



Beautiful high ceilings, ornate ceiling roses and cornicing add to the appeal of many of the office suites.

Location

20 Molesworth Street is situated in one of Dublin's most sought-after office locations within the Central Business District.

The property has an excellent profile with the iconic Leinster House located within 30m and South Dublin's prime retail thoroughfare, Grafton Street, positioned within 300m. The area boasts a range of amenities including many shops, cafes and restaurants as well as being well served with public transport facilities.

Molesworth Street is currently undergoing much redevelopment resulting in approx. 200,000 sq. ft. of new office and retail accommodation. Together, these will establish the

area further in terms of being a prime office location and increase the daily footfall.

The immediate area boasts a strong public transport network with the Luas operating from Dawson Street positioned within 240m of the subject property connecting the northern and southern lines. Adding to this are numerous bus routes and Pearse Dart Station has regular services to Dublin coastal towns. There is also a Dublin Bike Station located on Dawson Street.



Tenancy Schedule & Accommodation

The building is let mainly on short term letting agreements as outlined below with the exception of Gorry Gallery, who are in occupation under a long lease.

FLOOR	UNIT	EXPIRY	INCOME PER ANNUM
Basement	B1	25/08/2018	€19,940
Basement	B2	25/08/2018	€22,202
Basement	B3	25/08/2018	€2,857
Ground Floor	G1	Monthly rolling	€9,843
Ground Floor	G2	Monthly rolling	€23,757
First Floor	F1	Vacant	Vacant
First Floor	F2	Vacant	Vacant
Second Floor	S1	30/03/2018	€15,240
Second Floor	S2	12/04/2018	€10,020
Second Floor	S3	30/09/2018	€13,200
Third Floor	T1	31/12/2018	€11,400
Third Floor	T2	30/11/2018	€ 3,240
Third Floor	T3	02/12/2018	€12,600
Third Floor	T4	31/12/2018	€5,880
Third Floor	T5	31/01/2019	€4,860
Basement and Ground Floor	B & G	30/10/2026	€16,000
TOTAL			€171,040



Contacts & Further Information

Title
Freehold

Viewings
All viewings are strictly
by appointment

BER Rating
Exempt

Selling Agents



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