



42

WESTLAND ROW
DUBLIN 2

Westland Row

42

New HQ
Office
Building
11,539 sq ft

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RESTAURANT IL CAFFE DI N

The Ideal HQ Building





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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



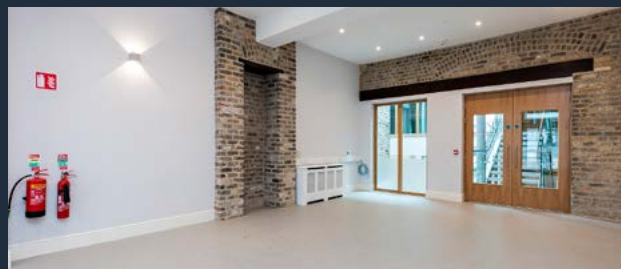
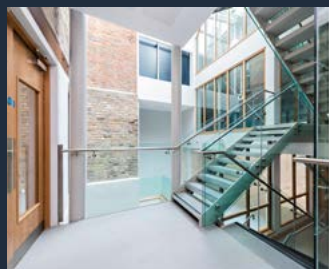
200 metres from
Trinity University



700 metres from
Grafton Street



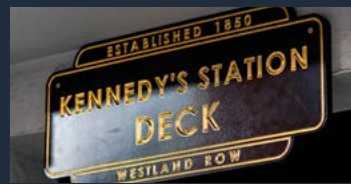
Less than 1km from
Grand Canal Dock





- Dublin Bus
- Luas Green Line
- Luas Red line
- Dublin Bikes
- Train Station





|| 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.

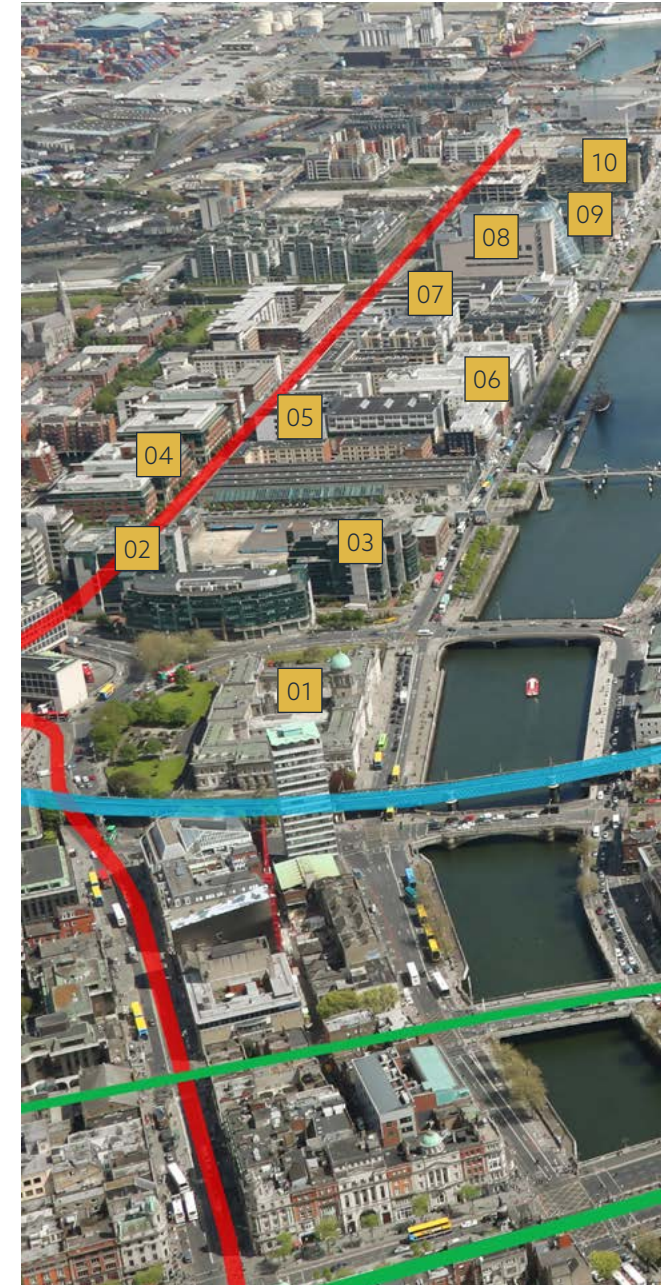
The area is further serviced by many major Dublin Bus routes and Busáras, the central Dublin station for the national Bus Eireann service, is located just under 1km to the north.

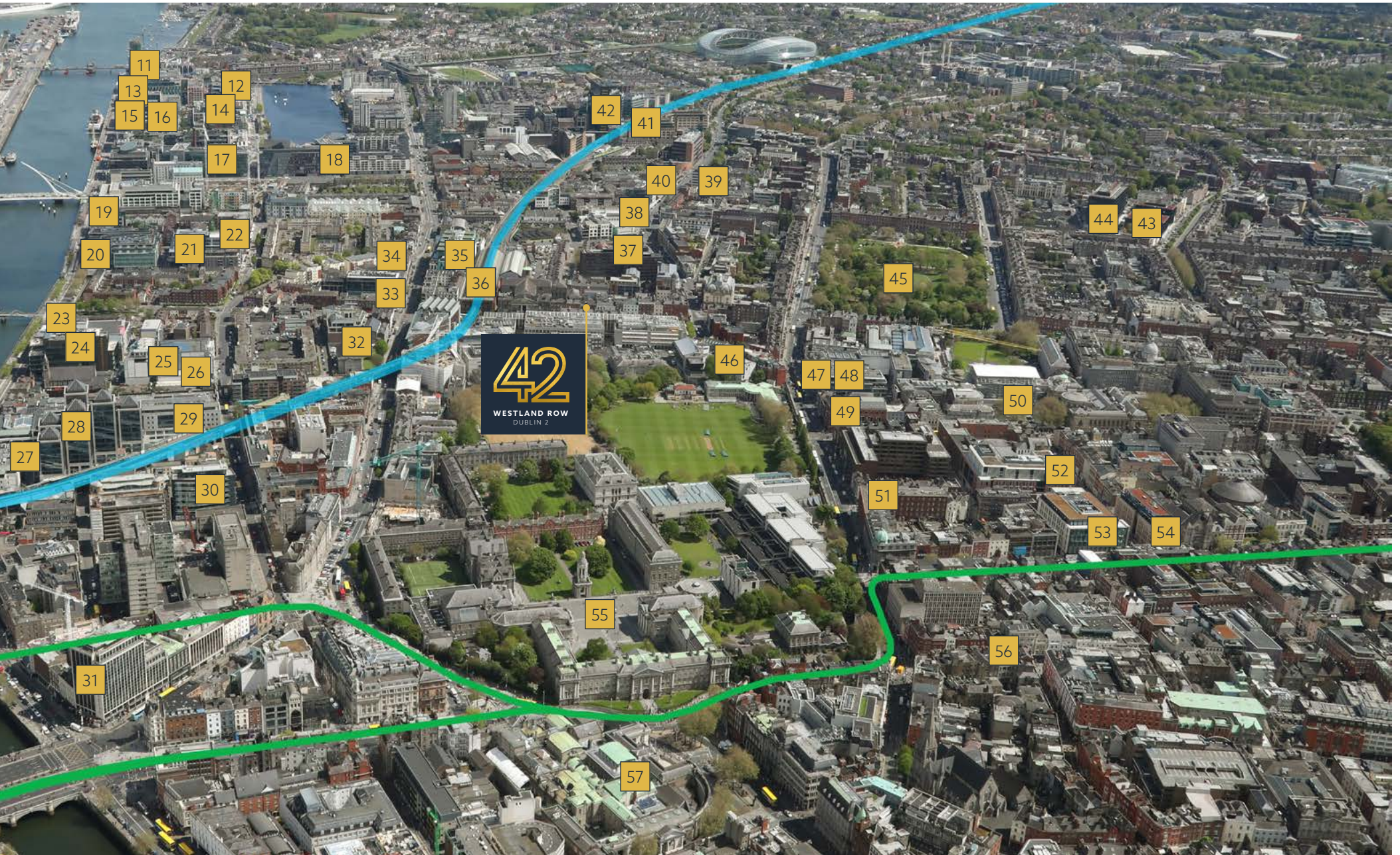
|| AERIAL

LOCATED IN THE HEART OF DUBLIN

01	The Custom House	20	Realex	39	Stripe
02	Zurich	21	Informatica	40	Perrigo
03	SMBC	22	Zalando	41	Accenture
04	CIT Aerospace	23	Datadog	42	Google
05	Walkers	24	Grant Thornton	43	Shire Pharmaceutical
06	Citi Group	25	GAM Fund Management	44	Slack
07	Hubspot	26	Northern Trust	45	Merrion Square
08	The Convention Centre Dublin	27	Pepsico	46	Irish Centre for European Law
09	PWC	28	Pioneer	47	OPW
10	Central Bank of Ireland	29	Fidelity International	48	BNP Paribas Securities
11	JP Morgan	30	The Irish Times	49	Aris Global
12	Airbnb	31	Ammeon	50	Government Buildings
13	Matheson	32	Huckletree	51	UBS
14	Accenture	33	Chartered Accountants House	52	AIB
15	Trip Advisor	34	Henry J Lyons	53	Barclays
16	LogMeIn	35	Trinity Biomedical Sciences Institute	54	Jet.com
17	Facebook	36	Pearse Street Station	55	Trinity College Dublin
18	William Fry	37	Twitter	56	Grafton Street
19	Three Ireland	38	KBC	57	Bank of Ireland

■ Luas Red Line
 ■ Luas Green Line
 ■ Train / DART Line





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|| DESCRIPTION

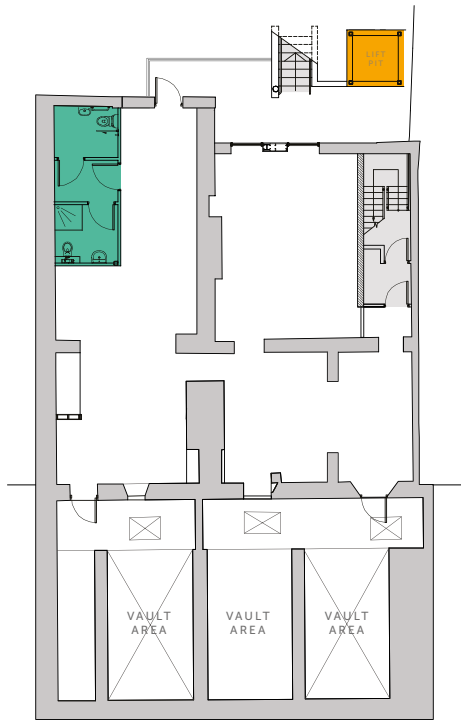
42 WESTLAND ROW OFFERS A UNIQUE COMBINATION OF EXQUISITELY RESTORED PERIOD ACCOMMODATION AND GRADE A MODERN OFFICE SPACE.

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

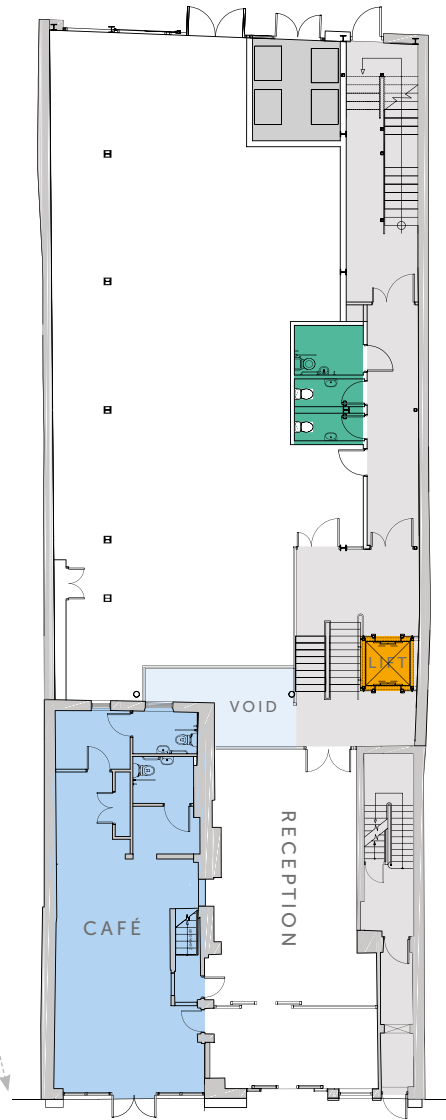
suspended ceilings and LED strip lighting, VRF air conditioning, Raised Access Floors with floor boxes wired for power. The property has the unique benefit of a passenger lift serving all floors, period and modern and also benefits from shower facilities at Lower Ground Floor level.



|| FLOOR PLANS

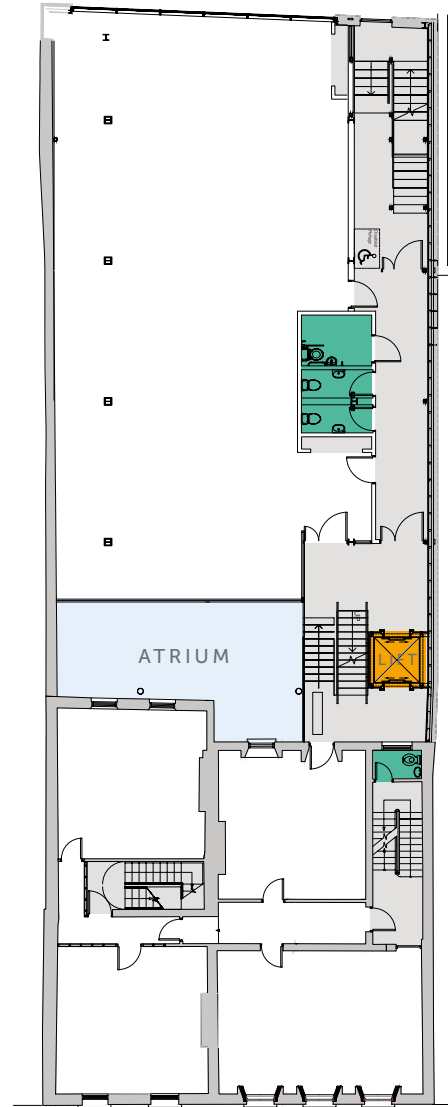


|| LOWER GROUND FLOOR
1,216 sq ft / 113.0 sq m



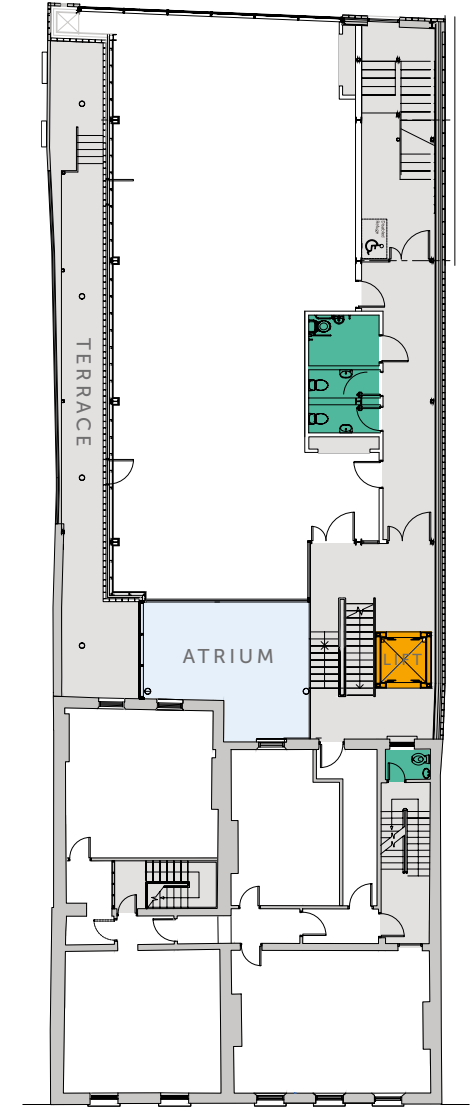
WESTLAND ROW

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



WESTLAND ROW

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



WESTLAND ROW

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



WESTLAND ROW

|| 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
Total	10,894	
Ground Floor Café	643	59.7



|| CONTACT



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