

BEAUX
LANE
HOUSE



Beaux Lane House

BEAUX LANE HOUSE

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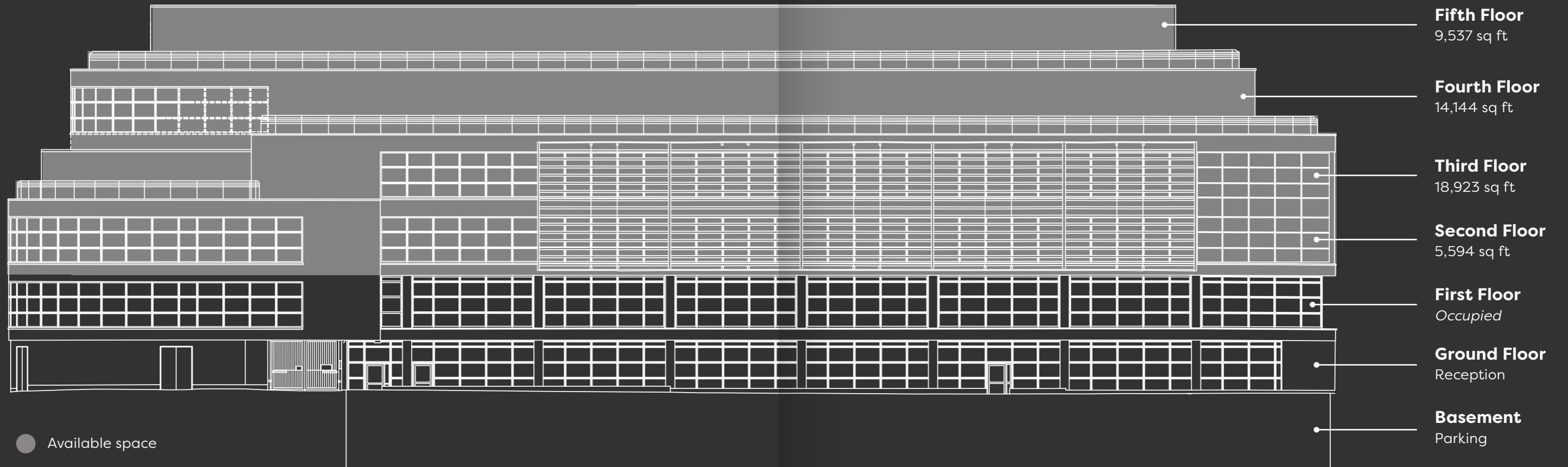
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BE IMPRESSED



Prime central location



Target BER A3



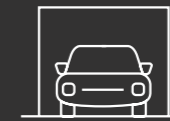
Newly refurbished showers, changing facilities and toilets blocks



Efficient floorplates with high end CAT A specification



Unrivalled amenities on your doorstep



Ample secure car and bicycle parking



Direct LUAS access

THE PLACE TO **BE**

Located just off St Stephen's Green, Beaux Lane House is surrounded by thriving business, retail and cultural communities.

Its central position means unrivalled connectivity with the Luas Green Line, numerous Dublin Bus routes and Pearse Street DART station within a moments' walk.

The prestigious address of St Stephen's Green has attracted many multinational companies, financial institutions, law firms and professional services firms to the area. To date, leading international occupiers such as KPMG, DLA Piper, Horizon Therapeutics and Maples have leased space in the immediate area and joined the ranks of other leading global firms choosing to be in the vicinity. It is the destination of choice for commercial occupiers in Dublin.

The vibrancy of Dublin 2 as an office location is thanks in part to the wide range of amenities nearby. The very best of the city's restaurants, cafés, shops, bars and venues are in tantalisingly easy reach.



BEYOND THE BUILDING



BE CONNECTED

LOCAL AREA

1. Dublin Castle
2. Powerscourt Town House
3. The National Museum of Ireland
4. Mansion House
5. Leinster House
6. The National Gallery
7. The Gaiety Theatre
8. National Concert Hall

HOTELS

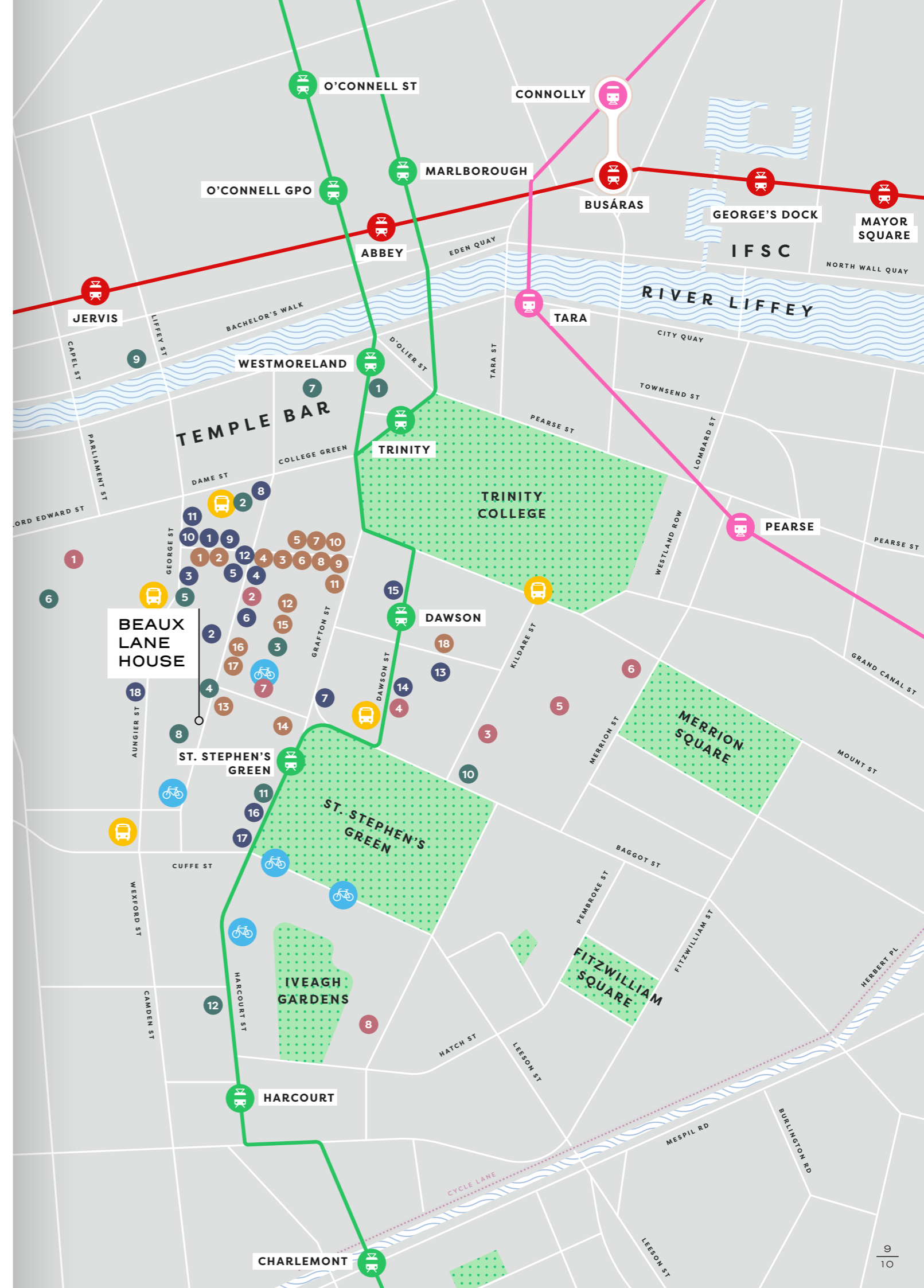
1. The College Green Hotel
2. The Wren Hotel
3. The Westbury Hotel
4. The Grafton Hotel
5. Premier Inn Dublin City Centre
6. Radisson Blu Royal Hotel
7. The Morgan Hotel
8. The Marlin Hotel
9. The Morrison Hotel
10. The Shelbourne Hotel
11. The Fitzwilliam Hotel
12. The Dean Hotel

FOOD & BEVERAGE

1. Fallon & Byrne
2. Fade Street Social Restaurant & Bar
3. George's Street Arcade
4. The Port House
5. Saba
6. Farrier & Draper
7. Butler's Chocolate Café
8. Pichet
9. Chequer Lane by Jamie Oliver
10. Ukiyo Restaurant
11. Yamamori Izakaya
12. Ladurée
13. One Pico
14. Fire
15. Marco Pierre White
16. Glovers Alley
17. Shanahan's on the Green
18. Uno Mas

RETAIL

1. Oliver Bonas
2. Patagonia
3. Zero One
4. 5th Avenue
5. Louis Copeland
6. Siopaella
7. L'Occitane
8. Clarins
9. Kiehl's
10. Ecco
11. Brown Thomas
12. Paul Sheeran
13. Dunnes Stores
14. St. Stephen's Green Centre
15. Westbury Mall
16. Dylan Bradshaw
17. Brown Sugar
18. Thérapie Clinic



**Green Line
Luas Stop**
3 min walk



**Dublin
Bus Stop**
2 min walk



**Tara Street
DART Station**
15 min walk



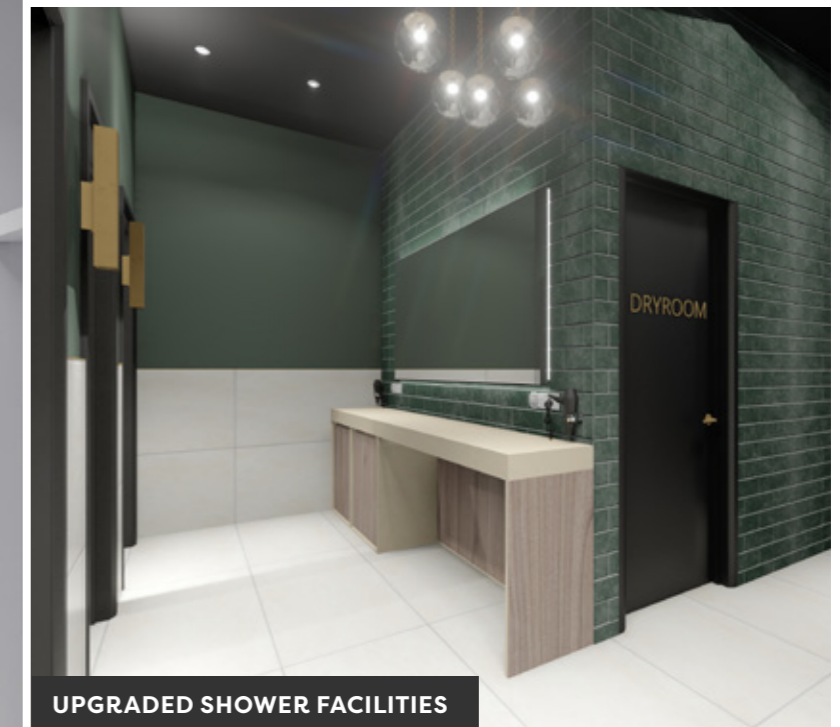
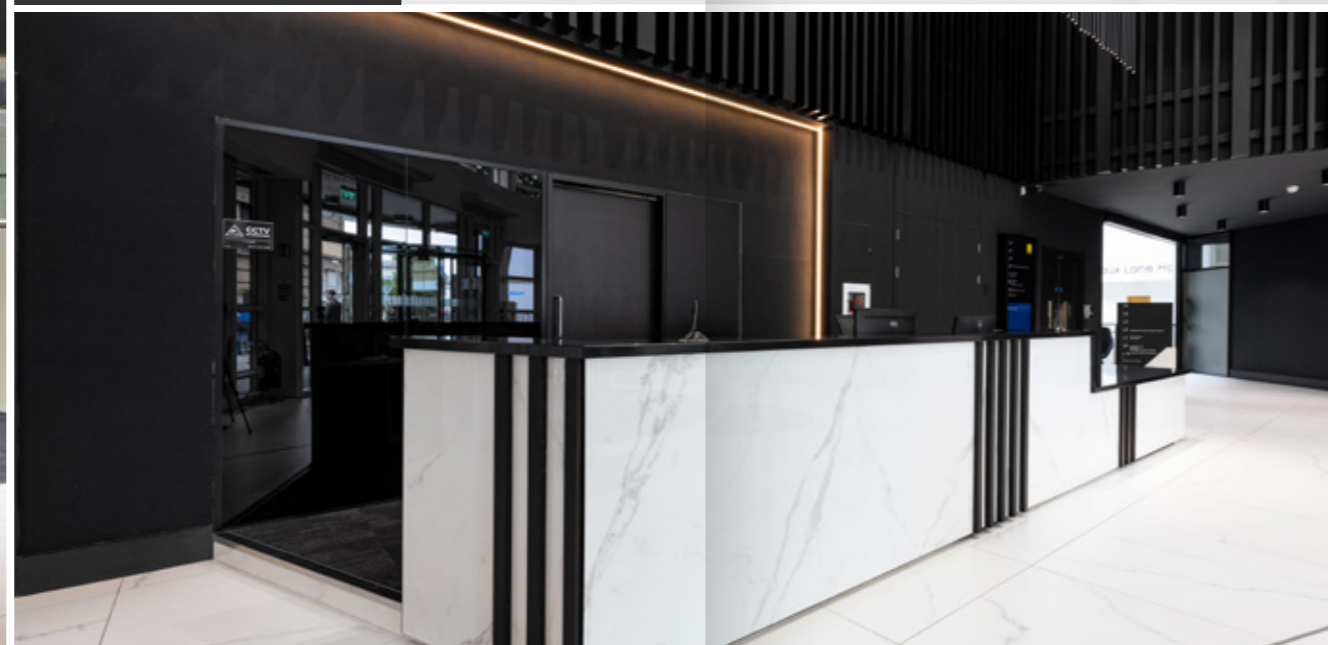
**Port
Tunnel**
12 min drive

BETTER THAN BEFORE

Beaux Lane House offers four floors of best-in-class, fully upgraded office accommodation, with floorplates ranging from 5,500 sq ft to 19,000 sq ft.



REFURBISHED LIFT LOBBIES



UPGRADED SHOWER FACILITIES

Beaux Lane House is a 6-storey office building extending to approximately 100,000 sq ft. in total. The 2nd to 5th floors are currently undergoing complete refurbishment to a high-quality CAT A and CAT A+ finish. The common areas, including the lift lobbies, toilets, showers, and changing facilities are also being upgraded to an exemplary standard, for the benefit of all tenants, both existing and incoming.

The impressive and contemporary double-height reception leads to a feature central atrium which floods the building's entrance space with natural light throughout the day. Four passenger lifts provide access to all floors and generous secure bicycle storage and car parking with full-access control/security system round out the specification on offer.



FULLY REFURBISHED FLOORPLATE



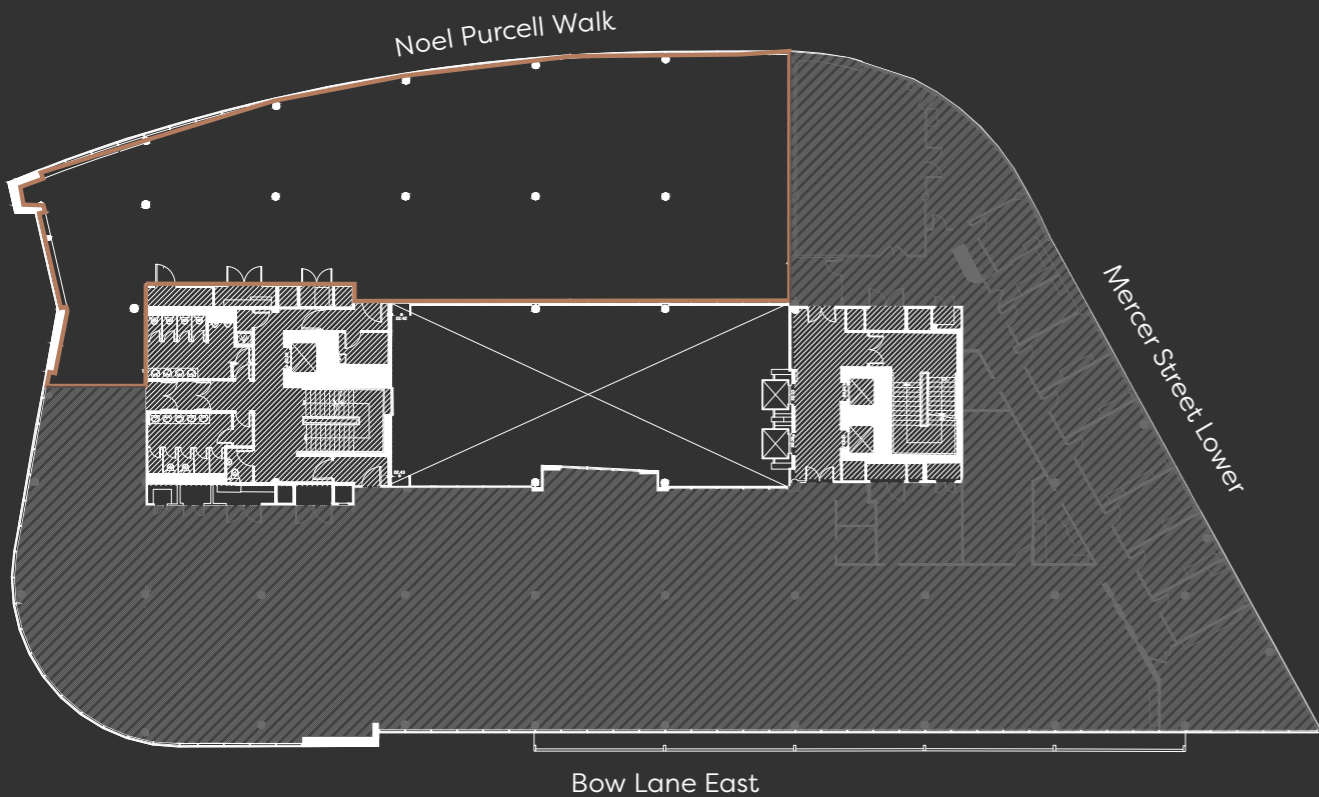
UPGRADED TOILET FACILITIES



The building occupies a prominent corner in Dublin city centre and has a unique architectural design with a curved façade to the front, allowing natural light to fill the entire.

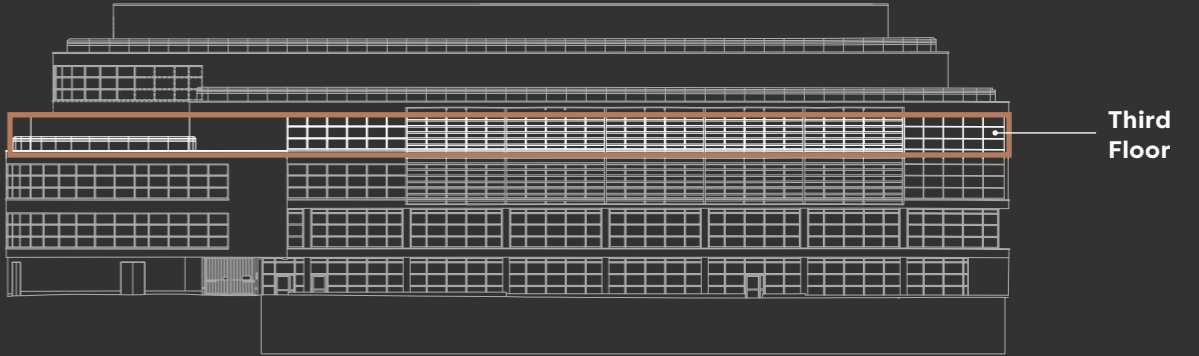
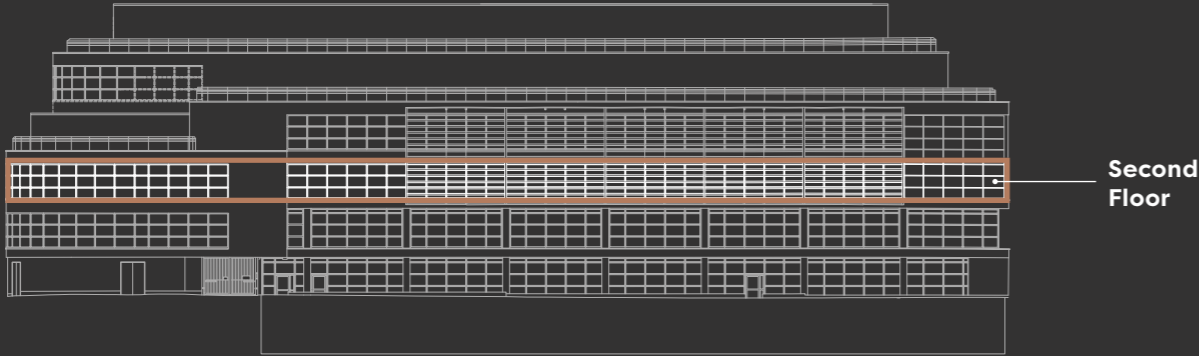
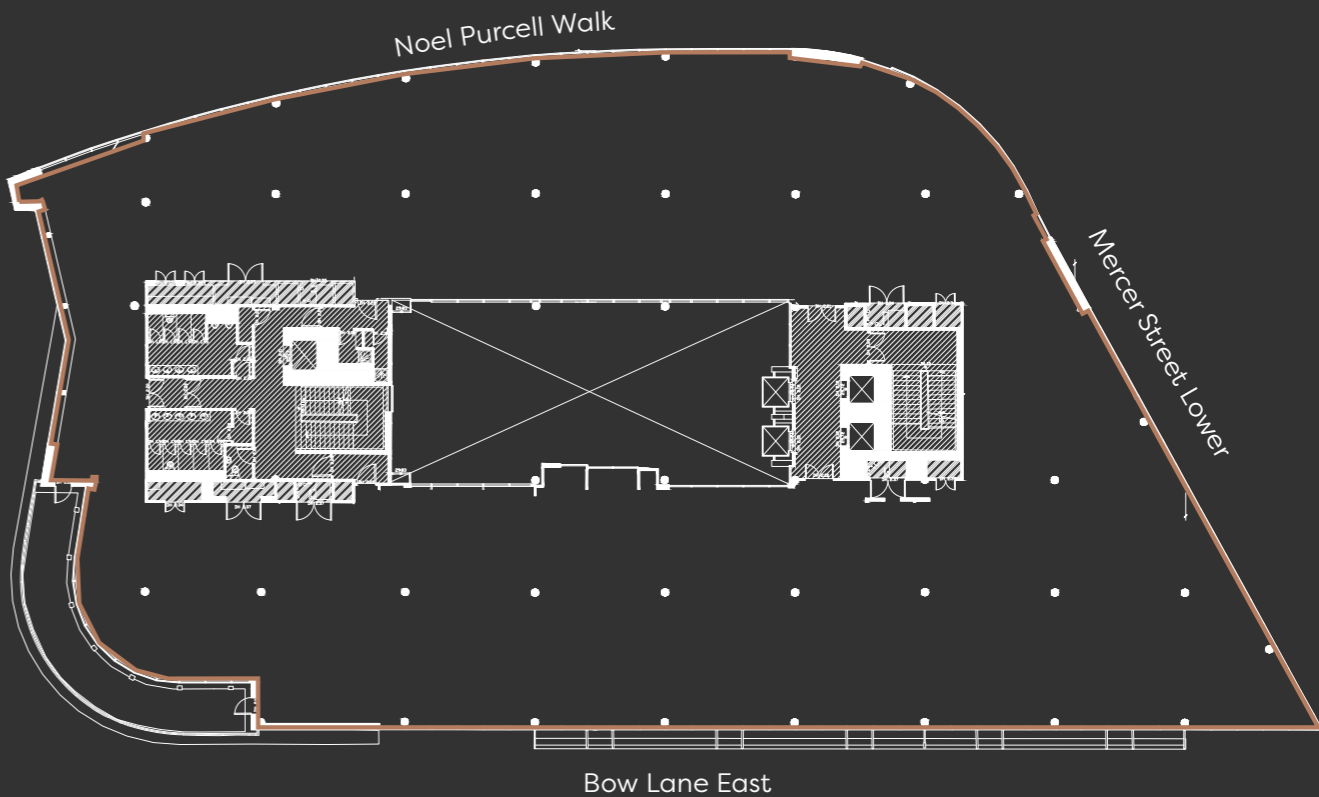
2ND FLOOR

5,594 sq ft



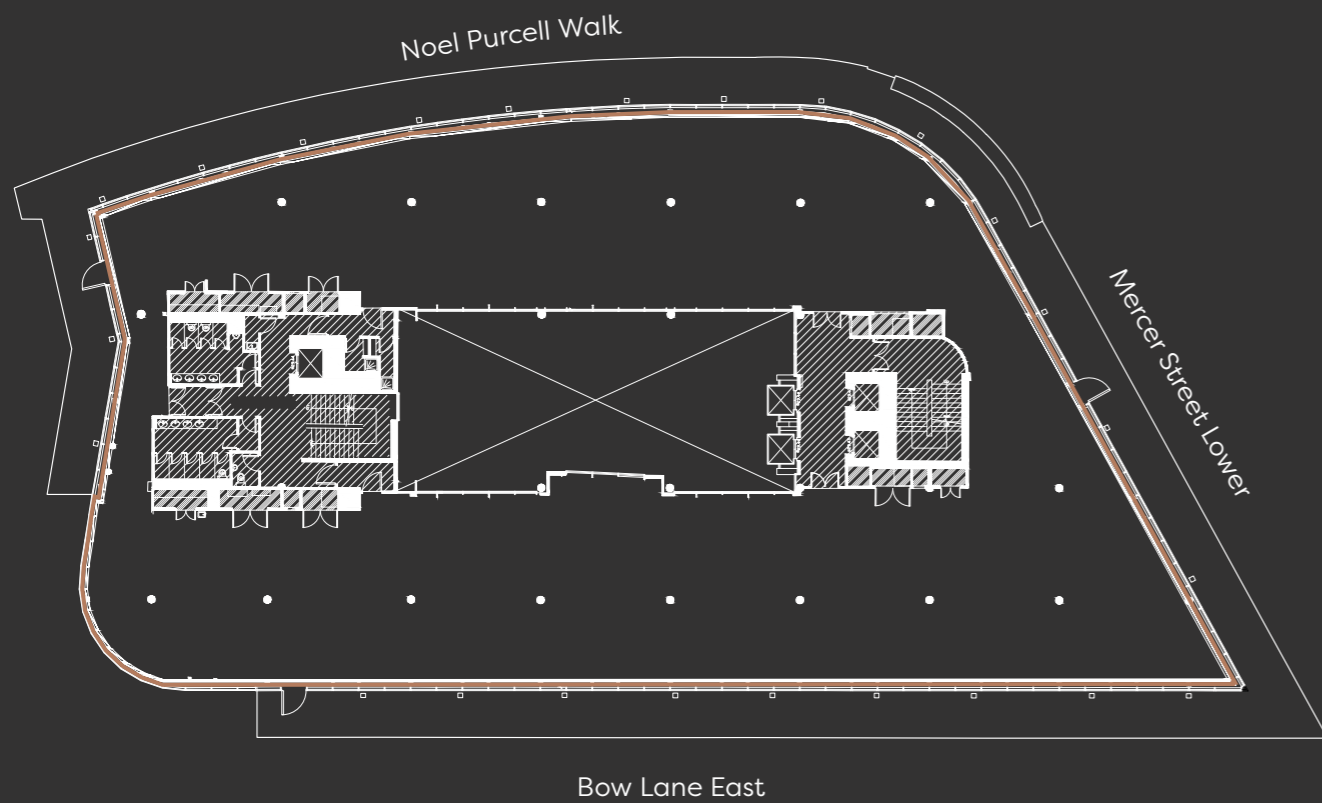
3RD FLOOR

18,923 sq ft



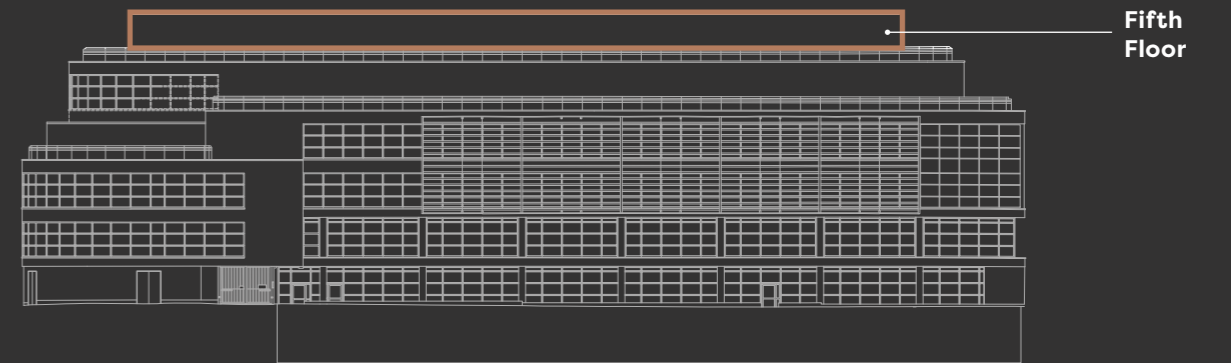
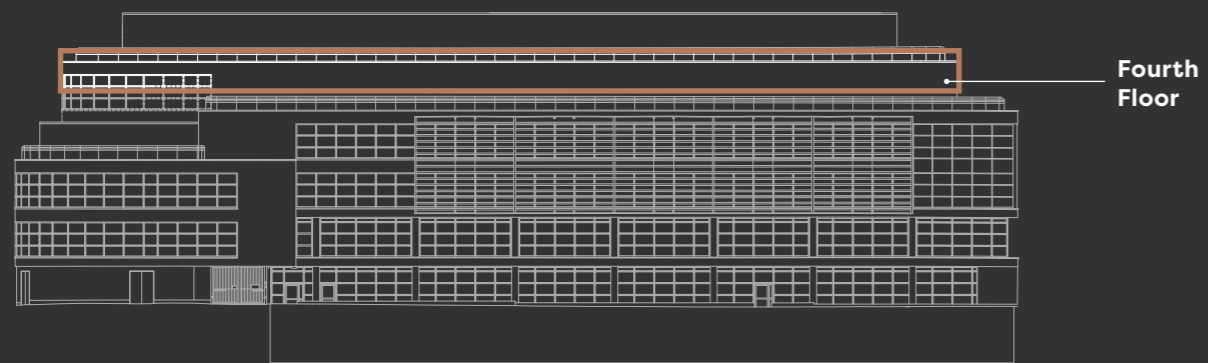
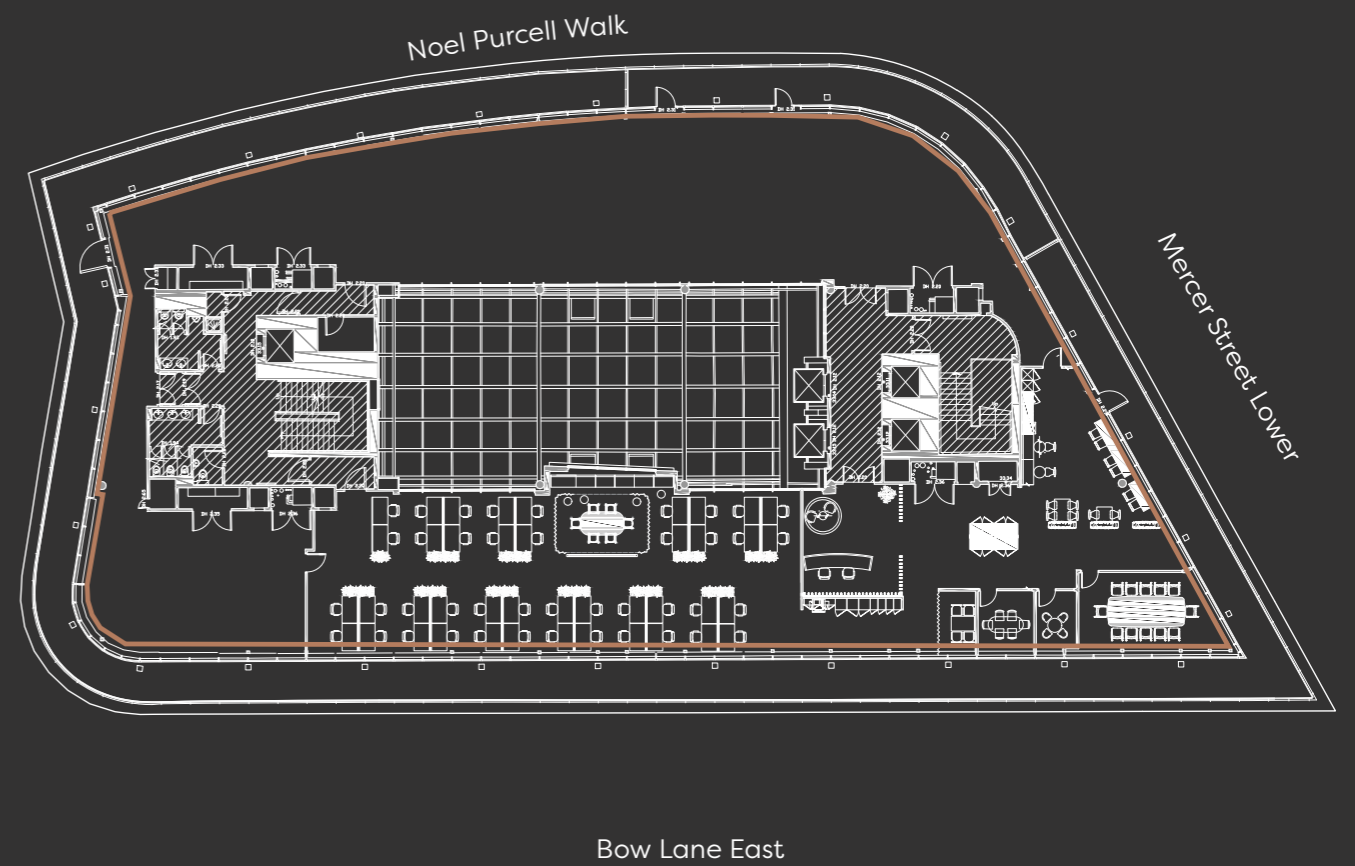
4TH FLOOR

14,144 sq ft



5TH FLOOR

9,537 sq ft



BEST IN CLASS FINISHES

GENERAL SPEC:

CAT A+ FIT OUT OF 5TH FLOOR TO INCLUDE:



PV panels on roof



Enhanced building entrance



Upgraded lift lobbies



Improved atrium experience



New AC system



New raised access floor



New suspended ceilings



Upgraded W/Cs



Improved end of trip facilities



Target BER A3



28 car parking spaces



Outdoor terrace space



Partial IT infrastructure



Welfare spaces

FULL CAT A FIT OUT ON PART 2ND, 3RD AND 4TH FLOOR TO INCLUDE:



New AC system



Raised access floor



New suspended ceilings



Outdoor terraces on upper floors



New LED lighting



Full perimeter glazing



Partial desks and furniture



Meeting and breakout spaces



Floor finishes



Full perimeter glazing



Refurbished solar shading



Beaux Lane House

BE IN THE KNOW



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Target BER:

BER A3

Target BREEAM:



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