

KILMAINHAM SQUARE

COMMERCIAL INVESTMENT COLLECTION



Kilmainham Square, Inchicore Road, Dublin 8



**The Kilmainham Square
Investment Collection is located
in a superior quality development
in Kilmainham, Dublin 8**



SUMMARY



**Located in a landmark
premium development opposite
Kilmainham Gaol and adjacent
to the Hilton Dublin Hotel**



**Close to Heuston Station and
Luas red line and within approx.
3.0km of the city centre**



**Lot 1 - Office Investment
let to Persuasion Republic
Communications Ltd**



**Lot 2 - Crèche Investment
let to Safari Childcare Ltd**



**Lot 3 - Retail investment let
to Limetree Café Ltd**



**Lot 4 - Vacant retail unit
of approx. 82 sq.m**



**For Sale by Private Treaty in 4
individual lots or collectively**



Tenants not affected



LOCATION

The properties are located in a modern mixed use development at Kilmainham Square, Inchicore Road, Dublin 8. The properties are situated adjacent to Kilmainham Gaol and within 0.7km of the Red Luas line at Suir Road Luas stop which provides a frequent tram service to Dublin City Centre. The line provides direct access to Heuston Station, Connolly Station and Tallaght.

The properties are strategically located on the western side of Dublin City Centre with easy access to the M50 motorway, N4 and N7 national primary roads. Dublin Airport is easily accessible by the M50 Motorway and is serviced by numerous Dublin Bus routes that connect Kilmainham with the city centre.

Kilmainham Square is located approximately 0.7km from the new National Children’s Hospital which is currently under construction. The development is adjacent to the Royal Hospital and the Irish Museum of Modern Art. Other neighbouring amenities include the Phoenix Park, St James Hospital and the Guinness Storehouse.





DESCRIPTION

Kilmainham Square is a modern mixed use development of approx. 36,000 sq.m comprising of 228 apartments, 5 storey office block and a four star hotel which was developed by Lalco and constructed by Sisk in 2006. The development is anchored by the Hilton Hotel. Adjoining occupiers within the development include Heineken, Parexel and Klas Telecoms.

TENANCY & ACCOMMODATION

Property	Approx. Sq. M	Tenant	Rent	Term	Lease Start	Lease End	Break Option	Car Spaces
Crèche Unit	160	Safari Childcare Ltd	€25,991	25 years	Feb 2009	Feb 2034	2014 (Not Exercised)	2
Retail Unit 2	96	Lime Tree Café Ltd	€26,988	5 years	Dec 2016	Dec 2021	No Break	1
Office Unit	202	Persuasion Republic Communications Ltd	€32,400	10 years	May 2012	May 2022	No Break	2
Retail Unit 1	82	Vacant	-	-	-	-	-	0



LOT 1

LOT 1 - OFFICE INVESTMENT

The property is a self-contained office on the ground floor in a modern office block facing onto Inchicore Road. The office is divided into a modern open plan office with a boardroom, 2 private offices, toilets and reception area comprising of approximately 202 sq.m.

The property is let to Persuasion Republic on a 10 year lease from 21 May 2012 at €32,400 per annum.

Persuasion Republic Communications Ltd was established in 2011 and are one of Ireland's leading organisations in providing strategic communications and campaigning for non-profit organisations. Persuasion Republic offers expert services in research and training; brand and design; PR and media relations; strategic communications; advocacy and awareness and fundraising communications.



LOT 2

LOT 2 - CRÈCHE INVESTMENT

The purpose built crèche which fronts the large central courtyard and extends to approximately 160 sq.m which is let to Safari Childcare Ltd. on a 25 year lease from February 2009 at €25,991 per annum with an unexpired term of approximately 16 years.

Safari Childcare Ltd was established in 2008 and currently operates 4 crèches in Ranelagh, Rathmines, Kilmainham and Grand Canal Dock.



LOT 3

LOT 3 - RETAIL INVESTMENT

The retail unit is approximately 96 sq.m fronting onto Inchicore Road. The cafe is fully fitted and the accommodation is laid out over a ground floor unit in an open plan format with kitchens to the rear. The café is let to Limetree Café Ltd on a 5 year lease from December 2016.



LOT 4

LOT 4 - VACANT RETAIL UNIT

The unit extends to approximately 82 sq.m and is in shell and core condition and would be suitable for a variety of uses (STPP). The unit is rectangular in shape and benefits from excellent frontage onto Inchicore Road.

RATES & SERVICE CHARGE

We understand the rates and service charges for 2018 are:

Property	Rates for 2018	Service Charge for 2018
Crèche	€5,624.40	€1,775
Café	€5,289.00	€1,044
Office Unit	€9,991.40	€1,959
Vacant Retail Unit	Not Rated	€890

For the avoidance of doubt the tenants are responsible for the payment of the Rates and Service Charge.

TITLE

We understand the properties have standard long leasehold titles.

TERMS

For Sale by Private Treaty in 4 individual lots or collectively.

VIEWING

Strictly by appointment through joint agents Hooke & MacDonald and Brock Delappe.

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All interested purchasers are advised to verify the floor areas and undertake their own due diligence.



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.