



High quality fully fitted office space  
Leasehold interest for sale

PART 1st AND PART 2nd FLOORS  
**CONNAUGHT HOUSE**  
Burlington Road, Dublin 4

**QRE** REAL ESTATE  
ADVISERS

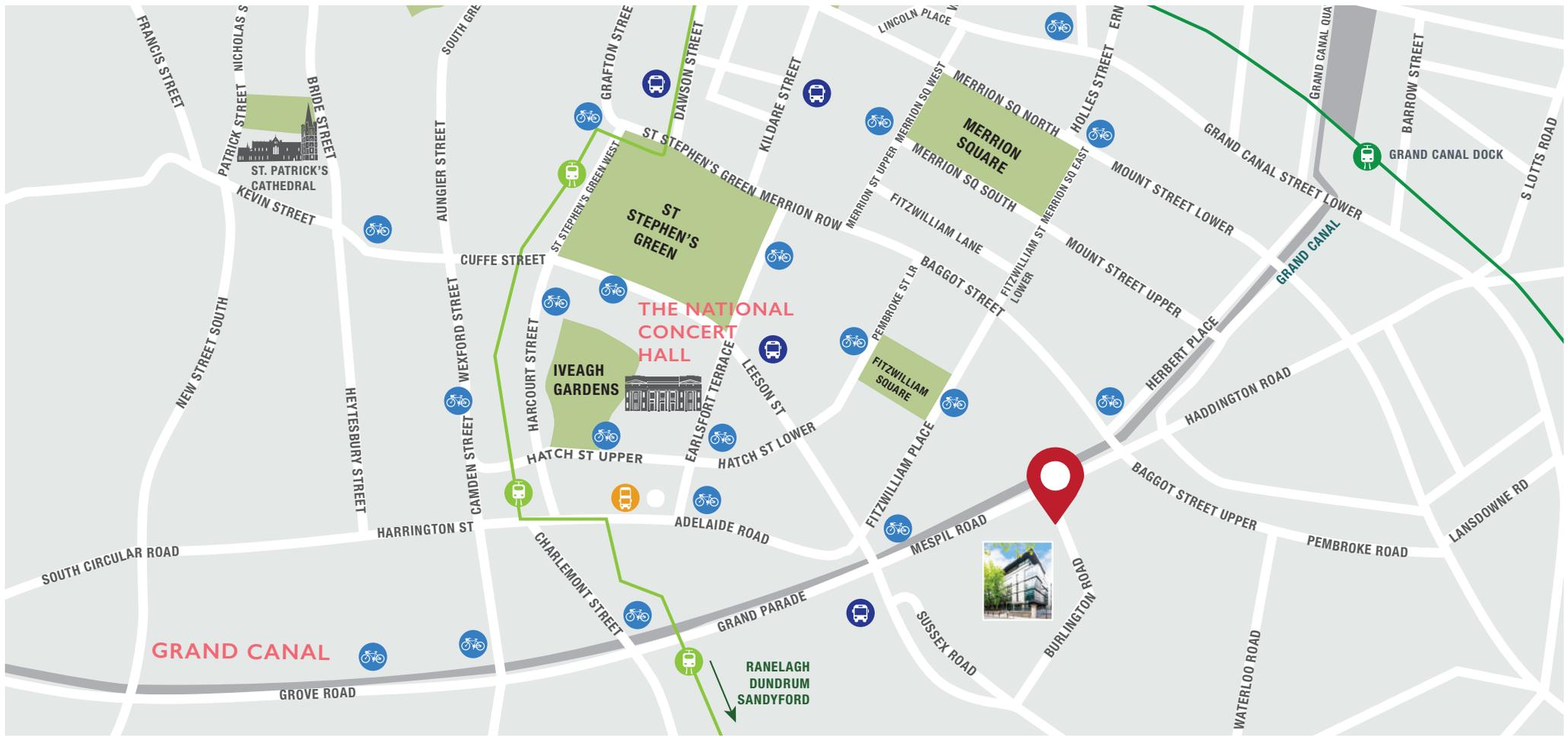
## LOCATION

The property is located on the west side of Burlington Road adjacent to Mespil Road and parallel to Baggot Street Upper. The area benefits from an abundance of amenities including restaurants, bars, hotels, gyms and a number of shops. Furthermore, the Grand Canal at Mespil Road offers a scenic and tranquil setting for lunchtime walks and on Thursdays a farmer's market occupies it's banks offering a variety of interesting lunch options.

The location is extremely accessible with Dublin Bus routes on its doorstep, the Luas a 7-minute walk away at Charlemont and the DART station is a 15-minute walk away at Grand Canal Dock.



CONNAUGHT HOUSE



TRANSPORT



Luas Green Line  
7 MIN WALK



Dublin Bus  
ON YOUR DOORSTEP



Irish Rail & DART  
15 MIN WALK



Dublin Bikes  
2 MIN WALK



Aircoach  
ON YOUR DOORSTEP



Port Tunnel  
15 MIN DRIVE

CONNAUGHT HOUSE

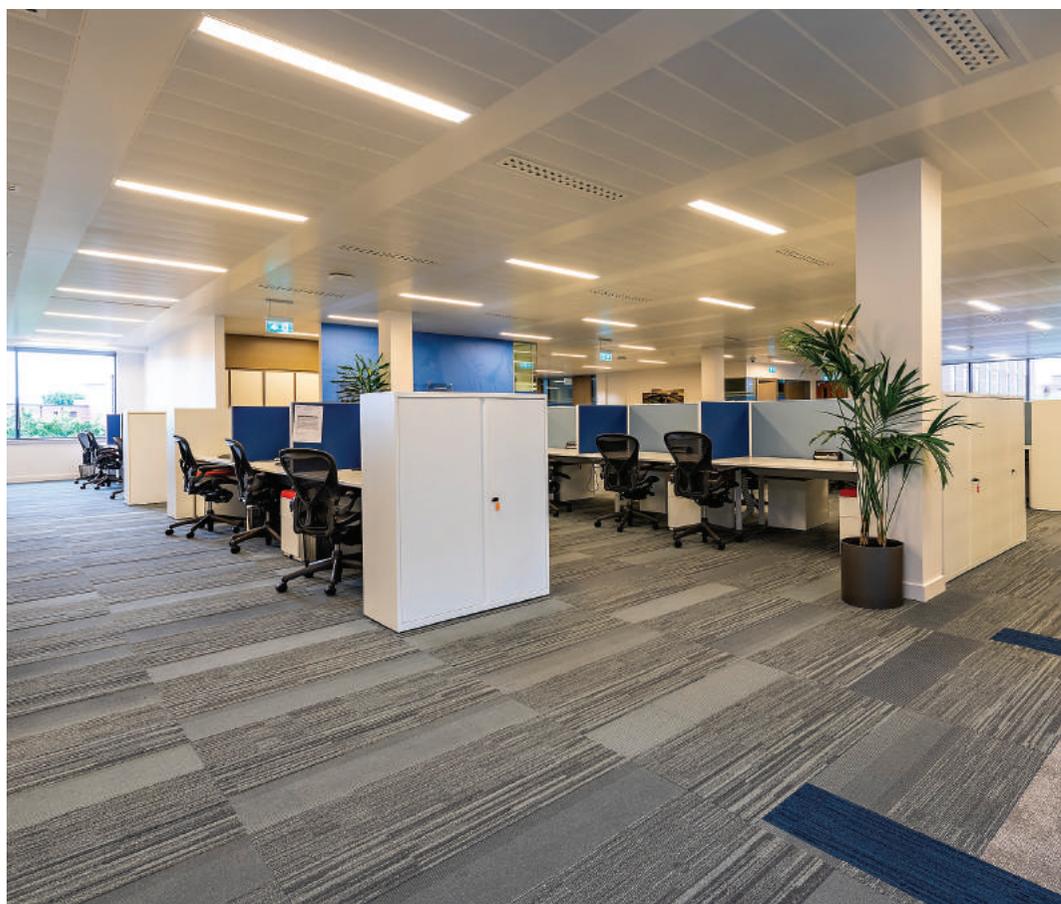


## DESCRIPTION

Connaught House is an imposing modern office building constructed to the highest standards by Ronan Group in 2004, extending to 10,500 sq.m. across 6 stories over lower ground floor. The property is widely regarded as one of Dublin's finest office buildings, benefits from a frameless, glazed entrance, with a glazed canopy above its revolving doors. Next to the entrance is Patrick O'Reilly's (an Irish artist & sculptor) monumental sculpture of Queen Maeve.



CONNAUGHT HOUSE



Internally the property benefits from a large impressive lobby with a sunken timber floored area with stylish sofas. The lobby area also benefits from a manned reception desk and a Coffee 2 Go outlet.

The lavish specification for the common areas includes Portland flagged floors, four granite-floored 21-passenger lifts, wood panelled doors inlaid with walnut and bronze handles designed and created by Patrick O'Reilly, and hotel quality toilet facilities on every floor.

The lower ground floor provides essential staff amenities to include a gym, shower and bike storage facilities.

The available accommodation is located on the part first floor and part second floor and has been fitted to the highest standard to include a mix of cellular and open plan office areas. The fit-out benefits from a large 20-person boardroom, a smaller boardroom, breakout and meeting rooms, a teleconference room, a dedicated comms room, a large staff canteen and smaller staff kitchen and private shower and locker facilities. The part first floor is fitted to accommodate 52 no. staff and the part second floor is fitted to accommodate 71 no. staff.

Other occupants within the building include Groupon, Alkermes, McQuary Bank, CBRE, Premier, Therevance, Wilis Mitsui, Apollo and Vertis.

## SPECIFICATION



Raised Access Floors with carpet tiles



CAT 6 cabling



Four pipe fan coil air conditioning



Suspended ceilings incorporating recessed LED lighting



4 x 21-person passenger lifts



Large reception lobby



Staff shower and locker facilities

CONNAUGHT HOUSE

# ACCOMMODATION SCHEDULE

Description	Sq.m.	Sq.ft.	Car spaces
First floor	953.73	10,266	6
Second floor	796.54	8,574	6
<b>Total</b>	<b>1,750.27</b>	<b>18,840</b>	<b>12</b>

Part 1st floor



*For indicative purposes only, not to scale*



# TENANCY SCHEDULE

Available in its entirety or on a floor by floor basis

Floor	Lease commencement	Lease term	Break option	Annual rent	Annual gym rent	Annual reception rent	Total annual rent
First floor	04/11/2014	15 years	04/11/2024	€482,970	€2,583.23	€9,325.94	€494,879.17
Second floor	14/12/2015	13 years 336 days	04/11/2024	€538,440	€2,166.03	€7,819.77	€548,425.80



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BER Number: 800150054

Energy Performance Indicator: 507.71 kWh/m<sup>2</sup>/yr 1.52



PSRA Registration No. 003587

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