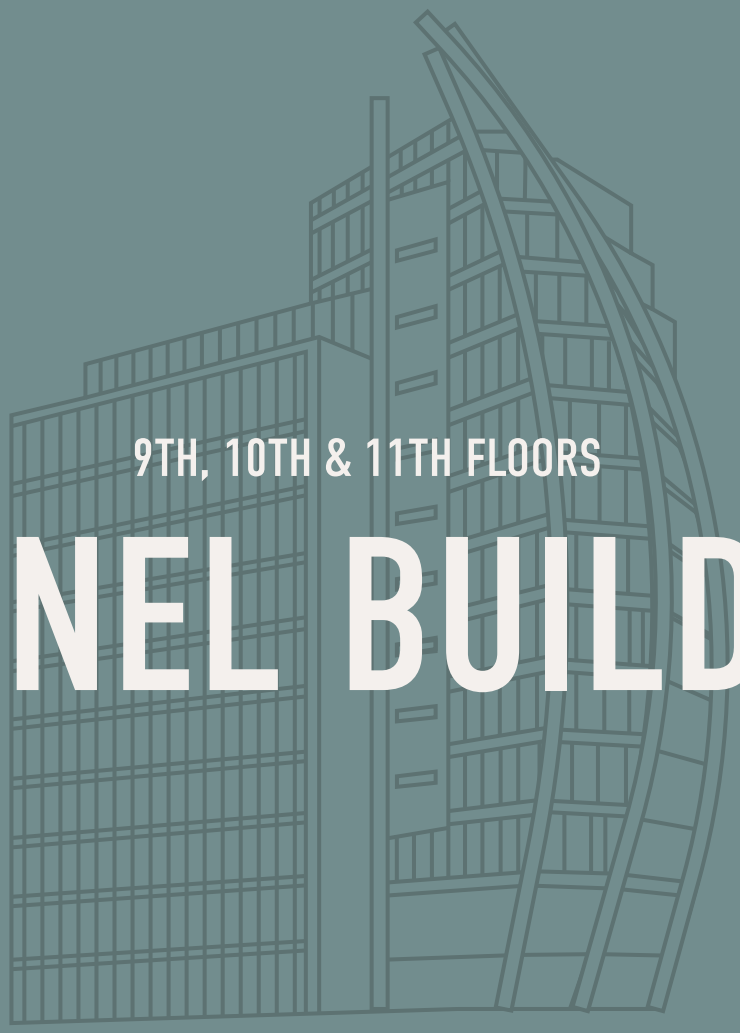
savills



9TH, 10TH & 11TH FLOORS

BRUNEL BUILDING

HEUSTON SOUTH QUARTER

TARGETING:

BER A

GRADE A OFFICE WITH PANORAMIC VIEWS OF THE ENTIRETY OF DUBLIN.

The newly refurbished office is located within the iconic Brunel Building in the landmark mixed-use development of Heuston South Quarter, Dublin 8.

Newly refurbished Cat A office, with new 4-pipe fan coil air conditioning, LED lighting, suspended/exposed ceilings, carpet and toilets

Top three floors including penthouse suites providing 360° panoramic views of Dublin City

Efficient floorplates ranging from 1,821 sq ft – 5,518 sq ft

Extensive terraces extending to 4,181 sq ft

Refurbished double height entrance lobby and lifts

Commuter-friendly transport hub with Heuston Station and Luas in immediate proximity

Secure parking for 10 cars

LOCATION

The Brunel Building occupies a prominent position on Military Road in St James, an established and rapidly evolving business district on the western edge of Dublin city centre.

This location offers an excellent balance between the traditional CBD and the wider city, with strong connectivity to Dublin 2, the Docklands and key arterial routes.

Occupiers benefit from close proximity to major employment hubs including Heuston Gateway, Parkgate Street and the city centre core, alongside a wide mix of public and private sector organisations. Several high profile hospitals, such as St James Hospital, The Royal Hospital and the New Children's Hospital, are located nearby, as well as Garda Síochána's HQ.

Heuston Station and the LUAS Red Line are within easy walking distance, providing seamless access across the city and nationally, while numerous Dublin Bus routes serve the area.

The building is also well supported by a growing range of local amenities. The surrounding areas of St James's, Kilmainham and Parkgate Street offer a variety of cafés, restaurants, hotels and everyday services, while nearby amenities such as the Phoenix Park, Irish Museum of Modern Art and the River Liffey corridor provide valuable recreational and wellbeing opportunities. This combination of accessibility, amenity and character makes the Brunel Building a highly attractive and well-connected city location for modern occupiers.

TRAVEL TIMES:

Bus Stops: 2 min walk

Heuston Luas Stop: 4 min walk

Heuston Train Station: 4 min walk

Dublinbikes: 1 min walk

M50: 9 min drive

City Centre: 10 min drive

THE BUILDING

The Brunel Building, with its sweeping curved glass façade, is a one in a kind opportunity, commanding a pivotal profile onto Grand Central Square within the scheme and stunning views to The Royal Hospital, Kilmainham Gardens, Heuston Station, River Liffey and Phoenix Park. Extending to eleven storeys over basement, the building combines distinctive architectural character with bright, efficient floor plates.

The available 9th, 10th & 11th floors, the three most upper floors of the building, provide efficient and highly flexible floorplates suited to modern occupier requirements. The combined three floors have access to terraces on each floor and an extensive private balcony on the 10th, which provides unmatched 360° degree views of Dublin and the surrounding area. These floors provide a professional penthouse feel, with convenient access to the city centre.

NEWLY REFURBISHED CONTEMPORARY & PROFESSIONAL RECEPTION

HIGH-SPEED ACCESS CONTROLLED LIFTS

NEWLY FURNISHED PRIVATE BALCONY WITH STUNNING PANORAMIC VIEWS

RAISED ACCESS FLOORS

NEW EXPOSED CEILINGS THROUGHOUT

AMPLE STORAGE SPACE AVAILABLE ON LICENSE

4 PIPE FAN COIL AIR CONDITIONING

NEW LED LIGHTING

AMPLE SECURE BASEMENT BICYCLE STORAGE

NEW WC FACILITIES ON EACH FLOOR

REFURBISHMENT

The 9th, 10th & 11th floors will be undergoing a full refurbishment and the installation of new CAT A fitout. The refurbishment will also include upgraded M&E, modernised toilet facilities and landscaping of the extensive private balcony to provide renewed unique amenity space with stunning views of Dublin. Completion of the refurbishment works are due September 2026.

Floor	Sq m	Sq ft
9	512.6	5,518
10	193.9	2,087
11	169.2	1,821
Total	**875.7**	**9,426**

CGI

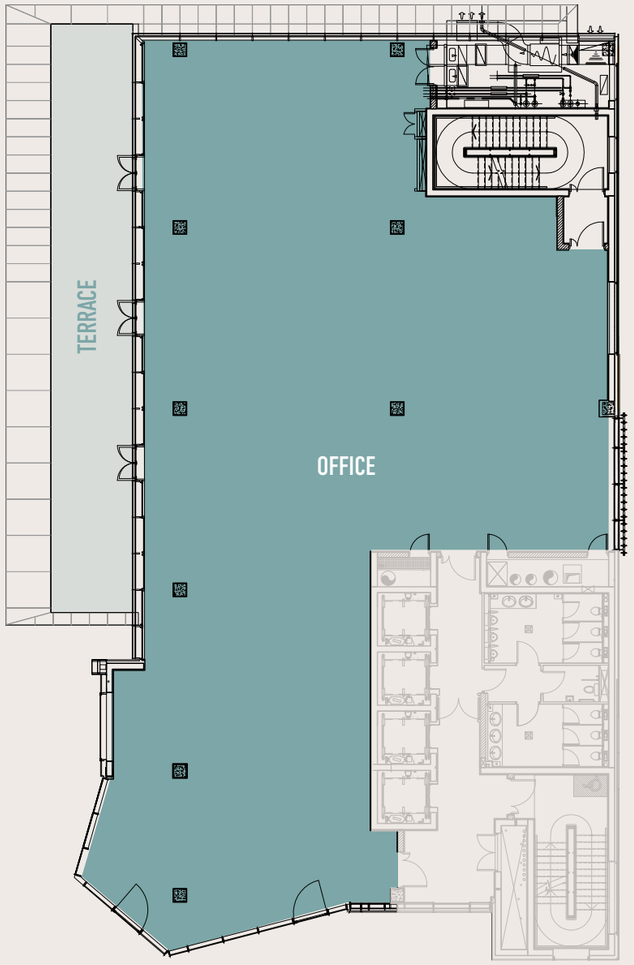
CGI

CGI

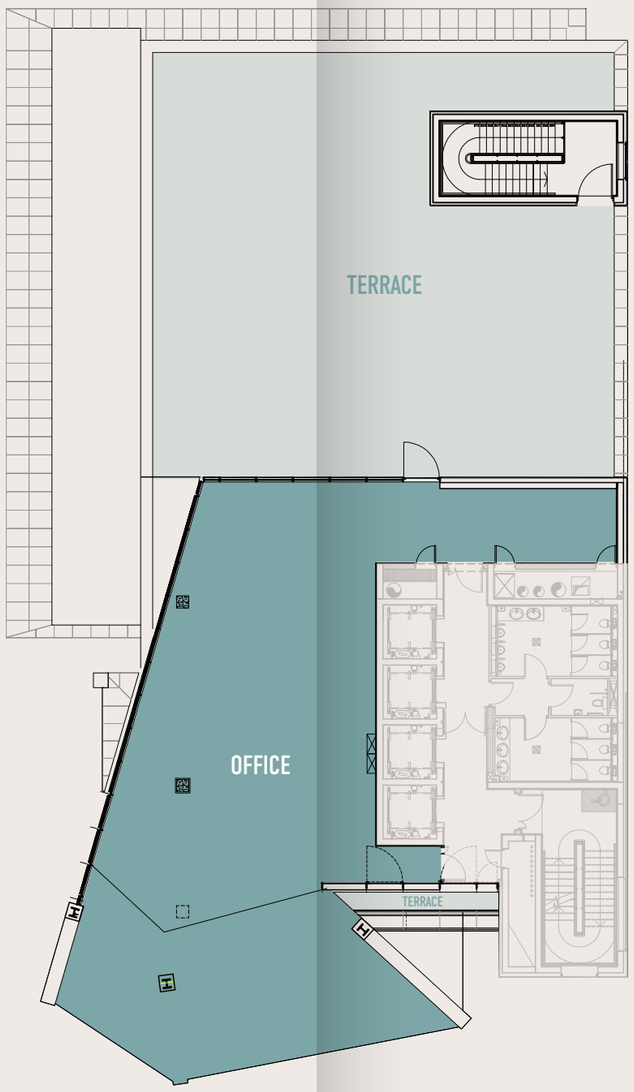
CGI

FLOOR PLANS

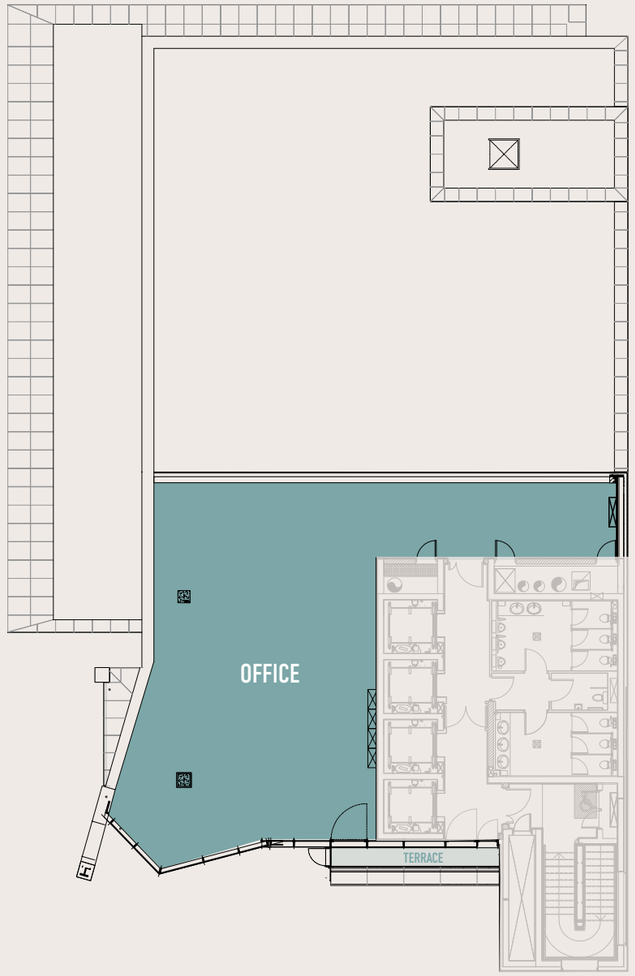
9TH FLOOR:



10TH FLOOR:



11TH FLOOR:



FURTHER INFORMATION

Rates

TBC

Service Charge

Approx. €9.84 per sq ft pa

Viewings

By appointment with sole agents Savills

Targeting:

BER A

CONTACT

Savills Ireland

33 Molesworth Street
Dublin 2

savills.ie
PSRA no. 002233

Peter Owens

peter.owens@savills.ie
+353 1 618 1341

Louis Lalor

louis.lalor@savills.ie
+353 1 618 1321

Savills, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.