

**FARLEY**

property

**TO LET**

BY ASSIGNMENT



294.4 SQ M FULLY FITTED PRIME OFFICE SPACE IN A WATERFRONT LOCATION

GROUND FLOOR, THE OBSERVATORY

SIR JOHN ROGERSON'S QUAY, DUBLIN 2

## LOCATION

These modern offices are located on the River Liffey waterfront adjacent to the landmark Samuel Beckett bridge in the heart of the SOBO District. The Observatory is a 4th generation office building constructed to Grade A standards. Situated close to Windmill and within a short walking distance of the DART at Pearse street. Nearby hotel facilities include The 5 star Marker Hotel, 4 star Maldron Hotel and 3 star Jury's Inn. The Grand Canal Dock Theatre and a variety of restaurants are within 3 minutes walk.

## DESCRIPTION

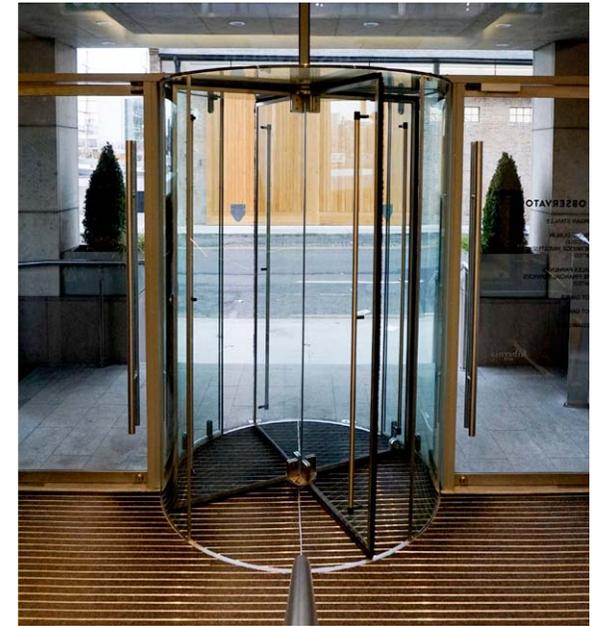
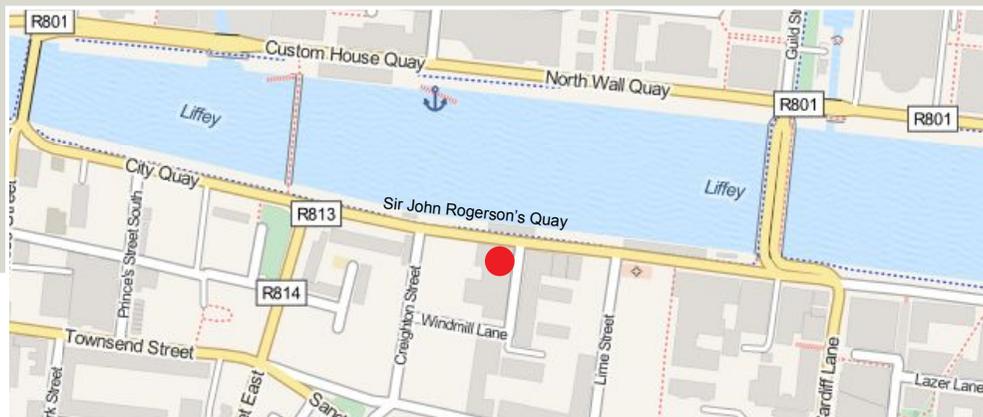
Prominent quay side office space fitted out to the highest standard. Prestige building with Morgan Stanley, QMP Publicis, Realex Payment and RIOT Games as co-tenants. The property is available on an assignment basis. The office comprises 294.4 Sq. (3,169 Sq. Ft) and is held under a long lease with multiple break options at the tenants discretion. There is 1 dedicated basement car parking space and adequate bicycle parking. There are communal staff showers and changing facilities also at basement level.



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One of the most sought after office locations in the heart of SOBO in Dublin's South Docklands

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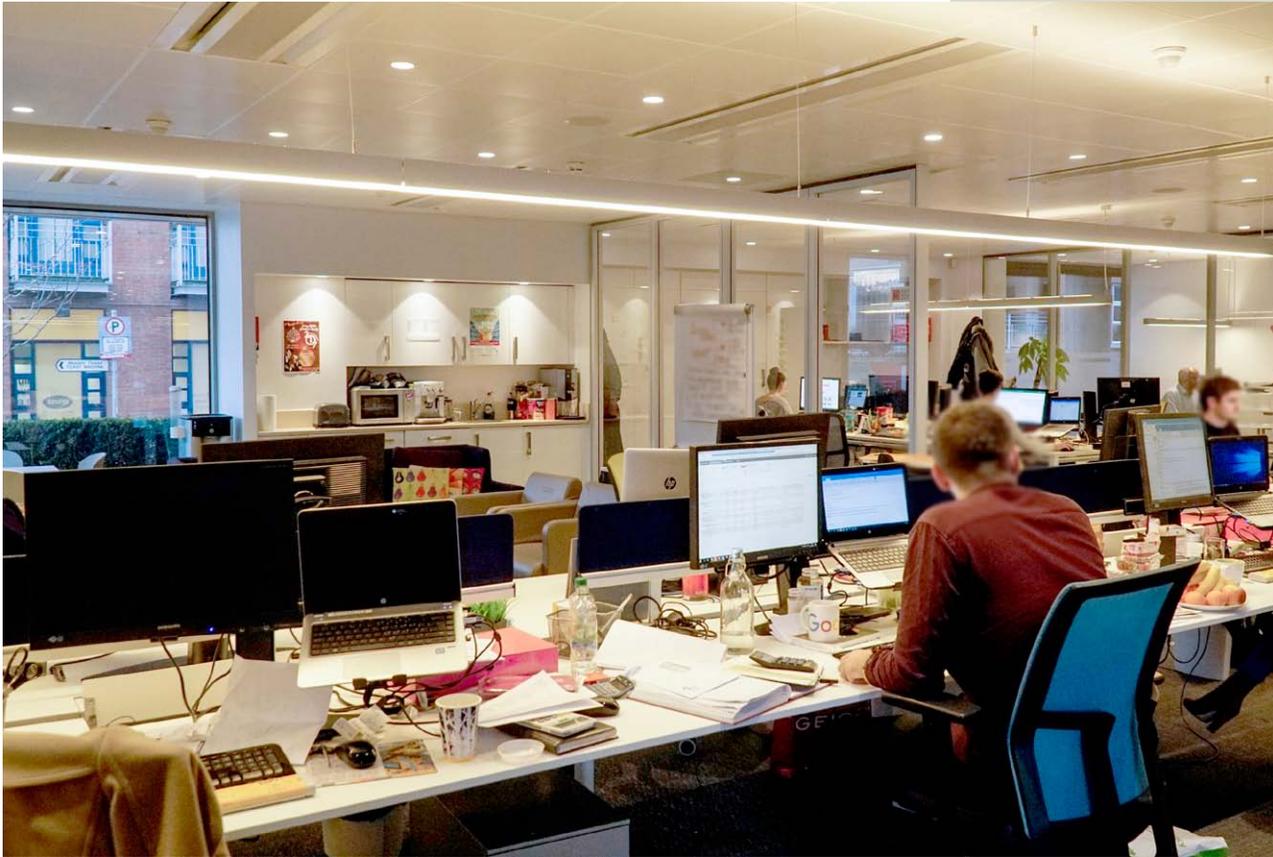




## SPECIFICATION

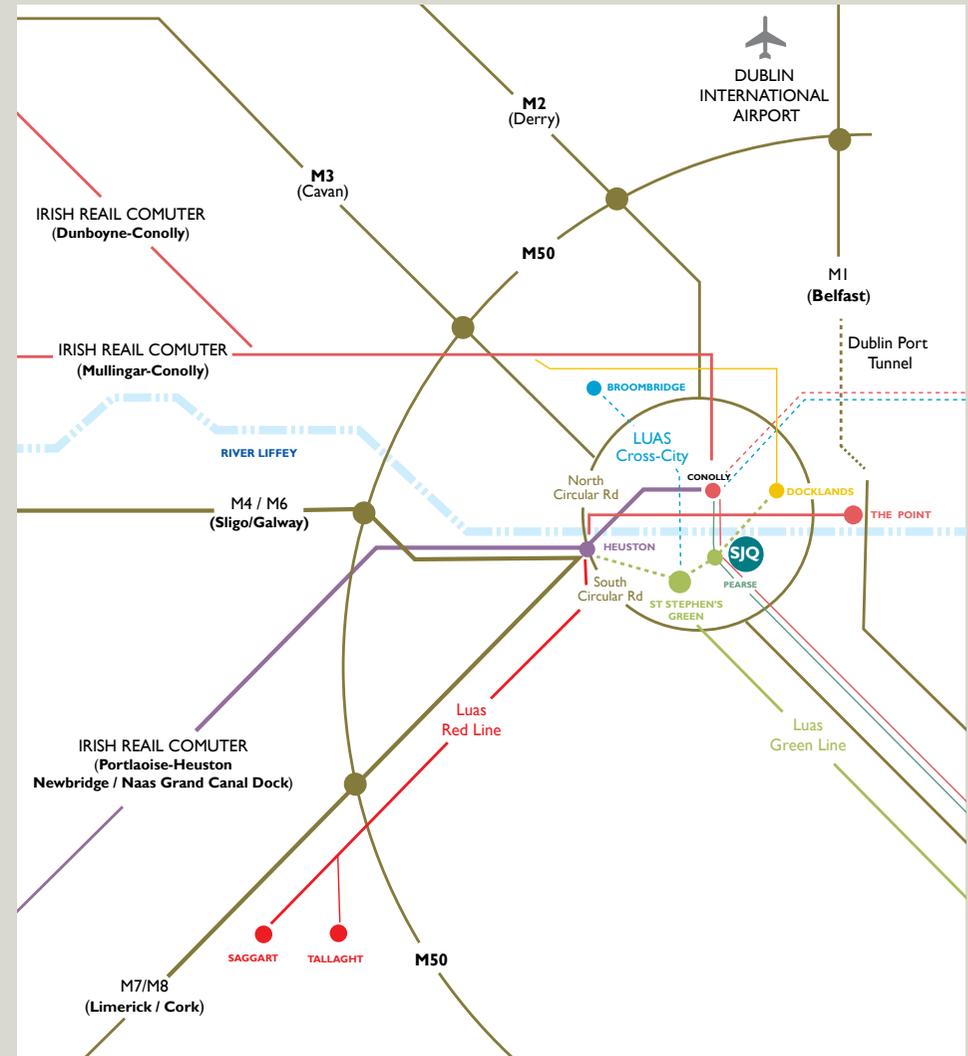
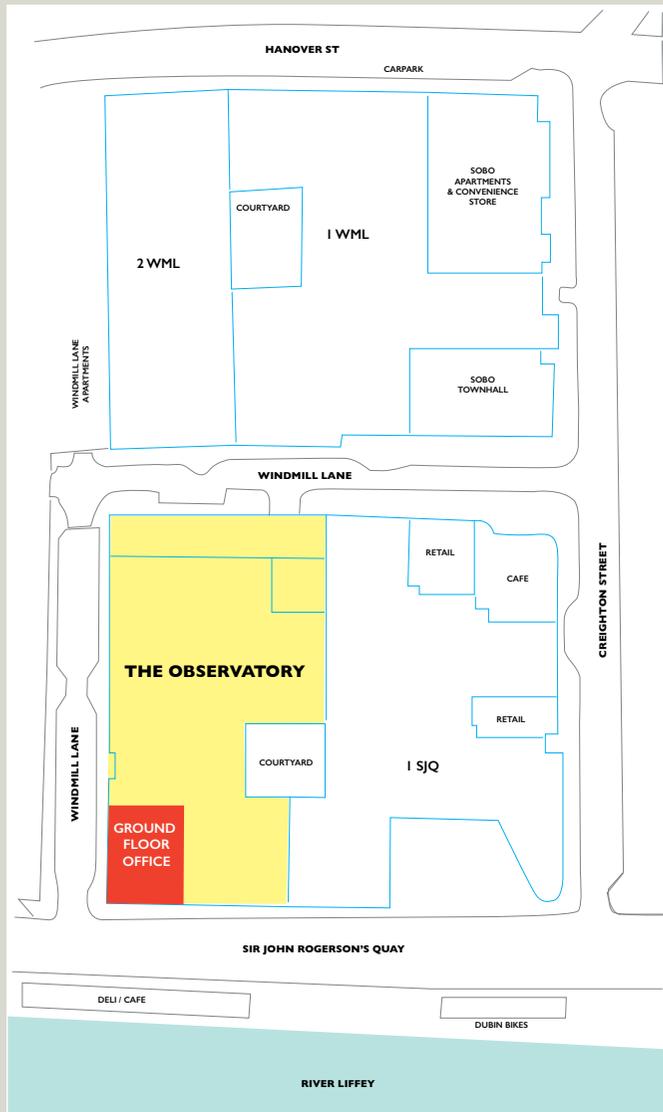
FLOOR	SQ M	SQ FT
Ground	294.4	3169

- Advanced chilled beam air conditioning
- Fully wired raised access flooring
- Open plan layout with accommodation for 32 work stations.
- Boardroom with bonded double-glazing facades
- 3 private office with bonded double-glazing facades
- Baffled acoustic installation above ceiling and below raised access for optimum acoustic performance
- All internal doors with double seals and drop-down threshold seals for added acoustic performance
- Internal canteen overlooking the Millennium bridge
- CAT 5E data cabling to patch panel
- Bespoke beam desking for optimal occupation (available by separate agreement)
- 2 TEC 2 and Bolon textured featured flooring throughout
- FOB entry system
- Available for occupation 1st February 2018









SIR JOHN ROGERSON'S QUAY + THE SOBO DISTRICT – TRANSPORT SERVICES

## GROUND FLOOR THE OBSERVATORY

SIR JOHN ROGERSON'S QUAY, DUBLIN 2

ONLINE PHOTO ALBUM AVAILABLE TO VIEW HERE: <https://flic.kr/s/aHsm9v8itM>





## LEASE

The property is held under lease for a term of 25 years from 6th February 2012. There are 5 yearly upward/downward rent reviews to open market rent. There are also 5 yearly tenant only break options. These options are not subject to any financial penalty. The passing rent is €171,457 inclusive of car parking.

## SERVICE CHARGE

The current service charge is €19,000 pa.

## RATES

The rates for 2017 were €23,607 pa.

## INSPECTION

Strictly by appointment. Contact Graham Farley, 01 661 5988.

Graham Farley PSRA: 002227



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