



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

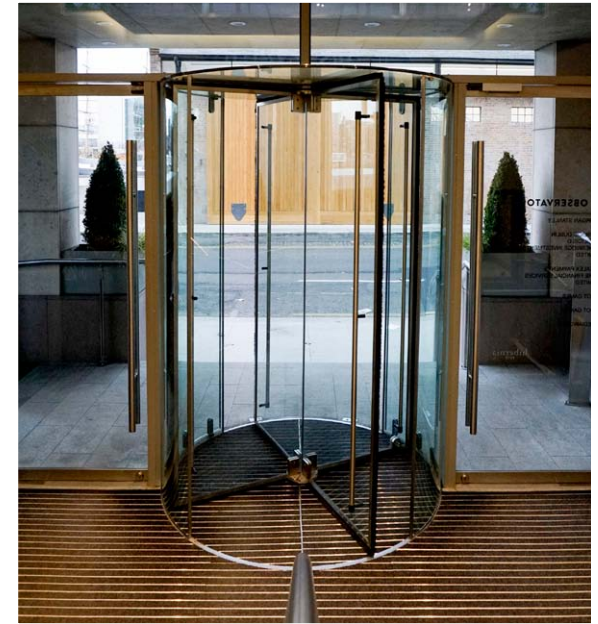
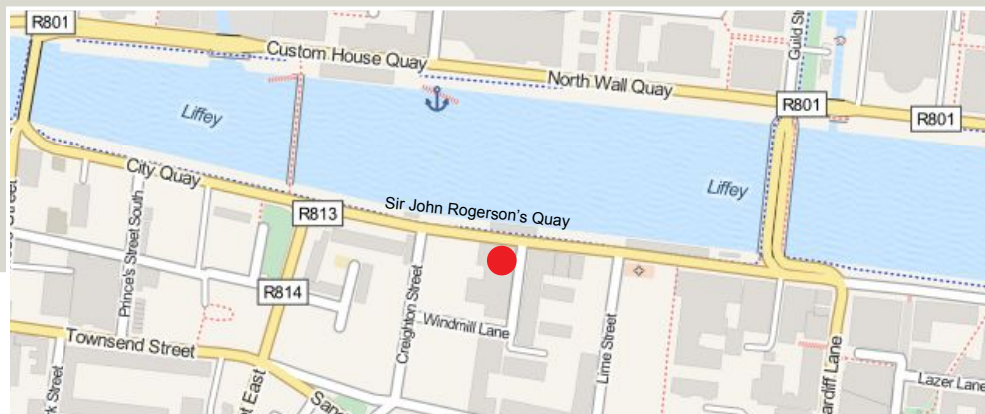
These modern offices are located on the River Liffey waterfront adjacent to the landmark Samuel Beckett bridge in the heart of the SOBO District. The Observatory is a 4th generation office building constructed to Grade A standards. Situated close to Windmill and within a short walking distance of the 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.



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

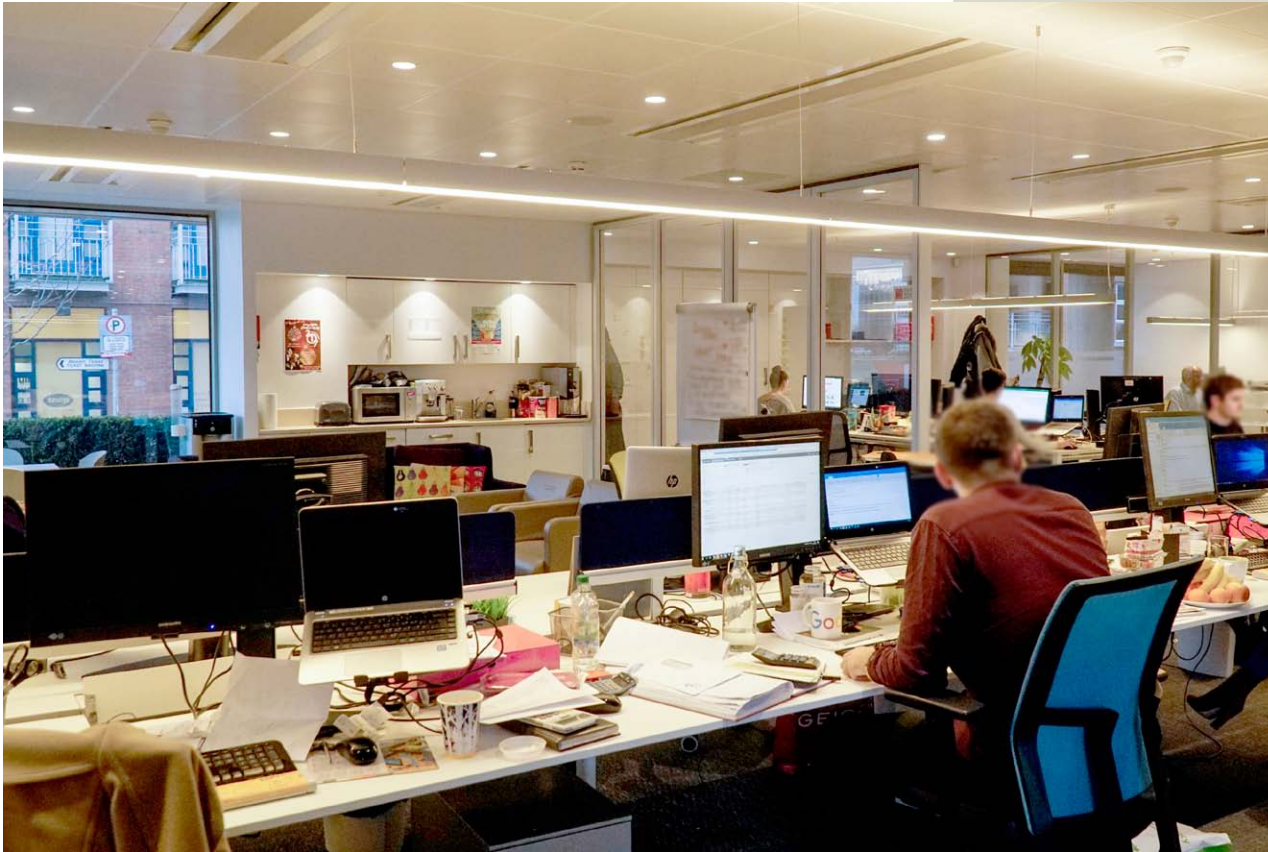


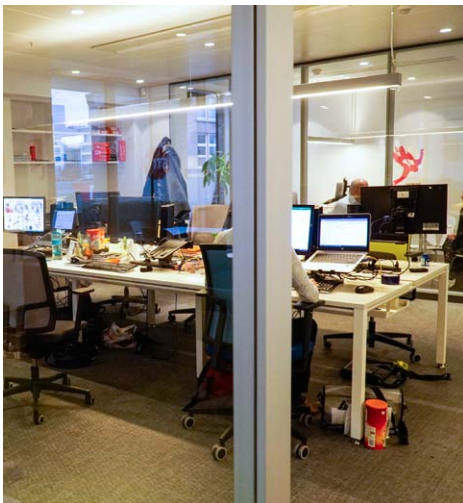


SPECIFICATION

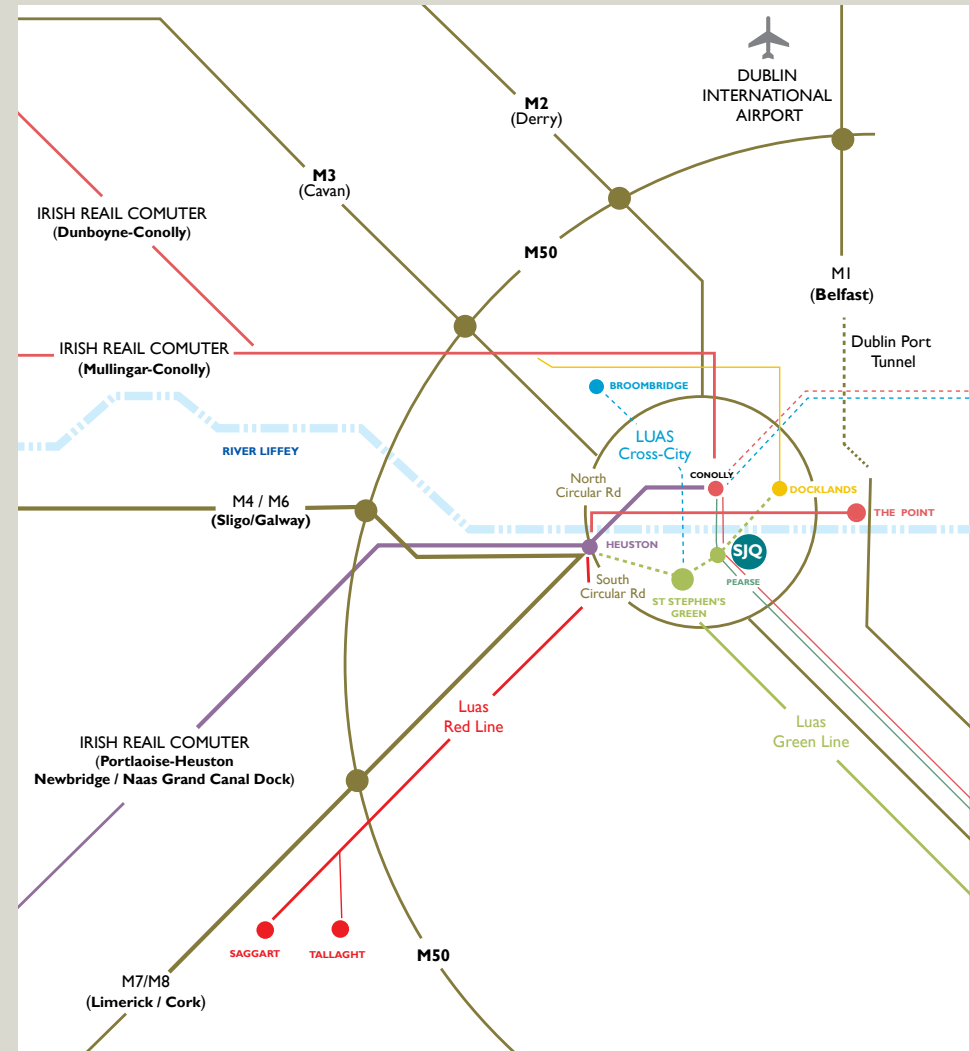
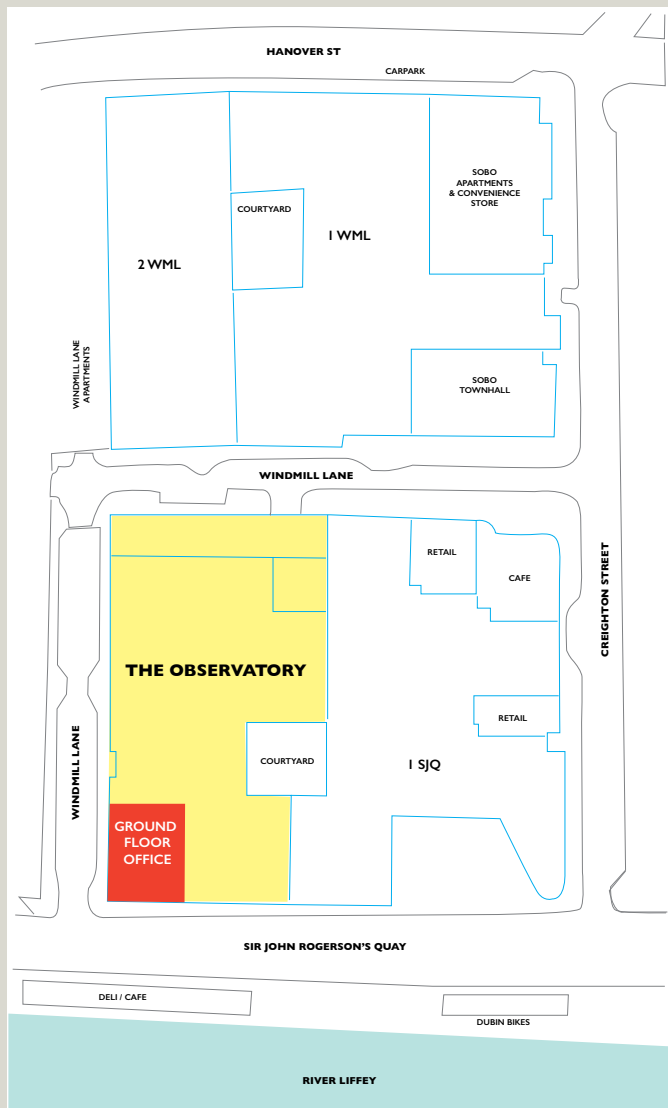
FLOOR	SQ M	SQ FT
Ground	294.4	3169

- 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.

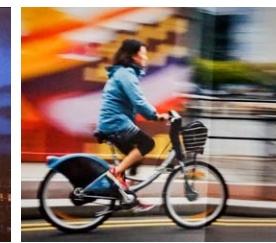
RATES

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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