



DONNYBROOK  
HOUSE

DUBLIN 4

AN OFFICE FOR YOU

## DESCRIPTION

Donnybrook House comprises an extensively re-modelled five storey office extending to approximately 66,525 sq ft.

Designed by award winning architects Henry J Lyons, the revitalised property provides modern office accommodation on the upper floors with a mix of office, restaurant, cafe and leisure space at ground and lower levels. The existing brick façade and external concrete finish has been retained with new high-performance floor to ceiling windows providing for a bright workspace.

The third and fourth floors of the building are let to D|RES and Mark Anthony Brands and the basement gym is leased to premium operator Raw Gyms. The ground, first and second floor offices are finished to a modern CAT A standard. Internal courtyards on both the first and second floors significantly enhance the natural light to those floorplates and also, at base level, offer occupiers an alternative space to collaborate. Tenant's can benefit from generous amenity provisions with a high proportion of showers, changing facilities, bicycle parking and a large reception with ample breakout/collaboration space.

## AVAILABLE SPACE

Type	Floor	Size Sq. Ft
Offices	Ground (Unit 1)	3,082
Offices	Ground (Unit 2)	3,935
Offices	First	17,562
Offices	Second	11,489
<b>Total</b>		<b>36,068</b>
Available Car Spaces		18



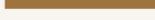
# LOCATION

Donnybrook House is the centre and flagship office development of Donnybrook.

Donnybrook is a borough on the cusp of the CBD and is strategically positioned along the N11 roadway, the gateway to the city centre. The area is famous for its extensive array of amenities including best-in-class cafes, restaurants and the 32 acre Herbert Park which is on the doorstep of Donnybrook House itself. The area, including Ballsbridge, which is less than a 10-minute walk through Herbert Park, was traditionally known as a prestigious residential address however, it is now transforming to appeal to some of the world's biggest office occupiers, bolstered by Facebook's new European HQ nearby, approx. 900,000 sq ft in size. The property is located on one of the most frequent Dublin Bus routes in the city, providing instant access to the city centre, the South East Suburbs and to Wicklow.



			
<b>Ballsbridge</b>	10 mins	4 mins	5 mins
<b>Ranelagh</b>	15 mins	7 mins	6 mins
<b>Milltown</b>	22 mins	6 mins	5 mins
<b>Aviva Stadium</b>	22 mins	8mins	8 mins
<b>Sandymount</b>	27 mins	9mins	8 mins
<b>St Stephens Green</b>	27 mins	9 mins	9 mins
<b>Grand Canal Dock</b>	30 mins	11 mins	8 mins
<b>Dublin Airport</b>			25 mins

-  DART
-  Green Luas line
-  Red Luas line
-  Cross City Luas
-  10 Minutes radius to city centre



St Stephen's Green

Merrion Square

Google

Grand Canal Dock

LinkedIn

Aviva Stadium

amazon

mongoDB

+tableau

Lansdowne DART

amazon

AVOLON

JUST EAT

Goodbody

US Embassy

Ballsbridge

ZURICH

facebook

Herbert Park Hotel

InterContinental Hotel

Clayton Hotel

N11

Herbert Park

RDS

HUAWEI

DONNYBROOK HOUSE

Merrion Cricket Club

ION

Bective RFC

Old Belvedere RFC

N11

Old Wesley RFC

Donnybrook Lawn Tennis Club

Ailesbury Road

Donnybrook House -  
for those who expect  
more from life.

Floor splits from  
2,045 - 36,060 sq ft  
available



## D O N N Y B R O O K H O U S E

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Now, more than ever, we want a workplace that really delivers a better environment in which we can all excel. So what exactly do we want? Well, as individuals we all place greater importance on different features the most common of which can be found in Donnybrook House.



Multiple efficient ways of getting to work - Donnybrook House is served by the best quality bus corridor in the city, improved cycle lanes approaching from all directions, within walking distance of the DART and accessible by car before reaching the heavy city centre traffic.



The option of exercising before and after work or during lunchtime - a gym in the building, tennis clubs and rugby clubs just outside the front door, the lovely Herbert Park directly to the rear.



Shop at lunchtime - whether its groceries, wine, dry cleaning, hardware, books or shoe repairs, they are all neatly arranged alongside Donnybrook House.



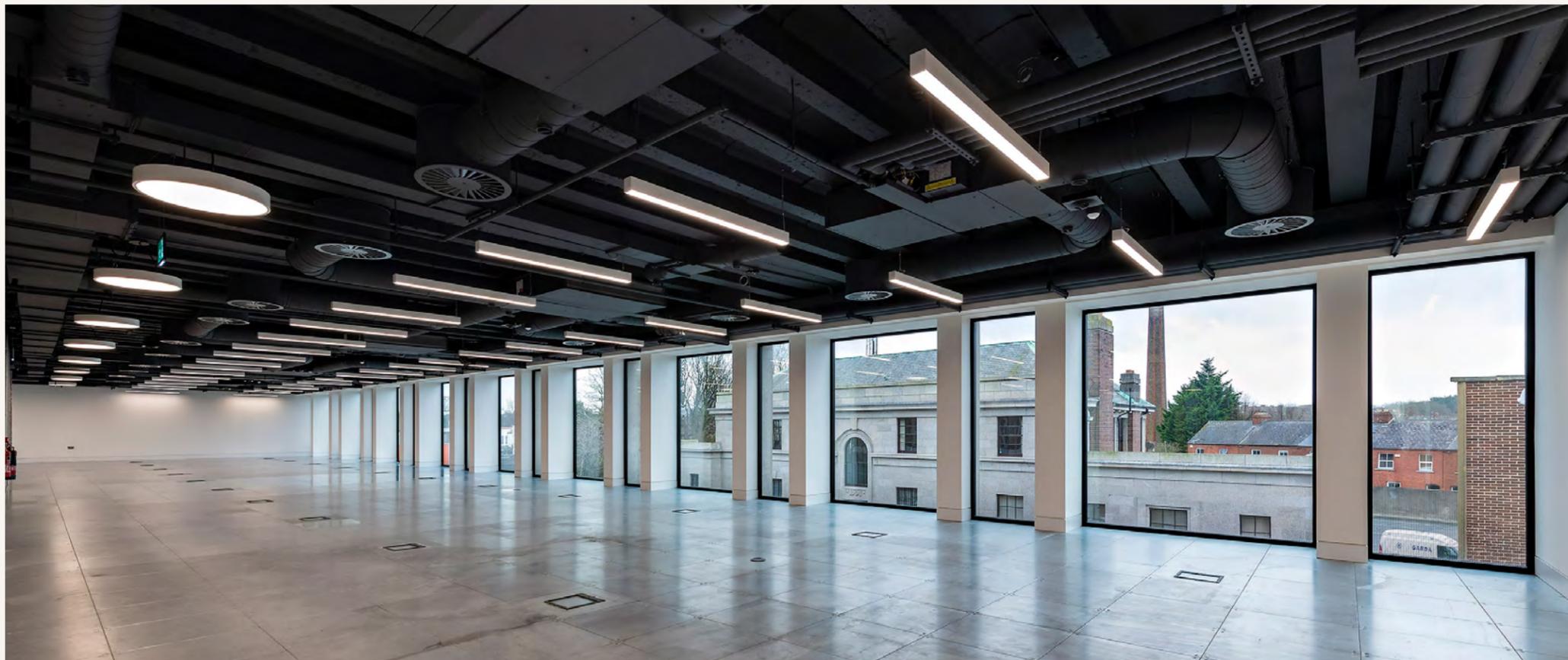
The best places to eat - from fine dining in Marco Pierre White or Mulberry Garden to a take away fish & chips from Romayo's, it's all within 2 minutes walk.



Open plan office accommodation good daylight and nice common area - Donnybrook House has this and also excellent on-site amenities to make the working day easy and efficient.



Donnybrook is a short trip to the city centre, with a wide choice of excellent leisure and retail facilities on its doorstep.



## OFFICE SPECIFICATION

Refurbished to a high standard in 2018

Floor to ceiling glazing and internal courtyards providing an abundance of natural light

Floor to ceiling heights of up to 2.7m

Contemporary finish with exposed beams and services

4 pipe fan coil air conditioning

Raised access floor

Flexible and subdividable floors

Feature reception with breakout and collaboration space

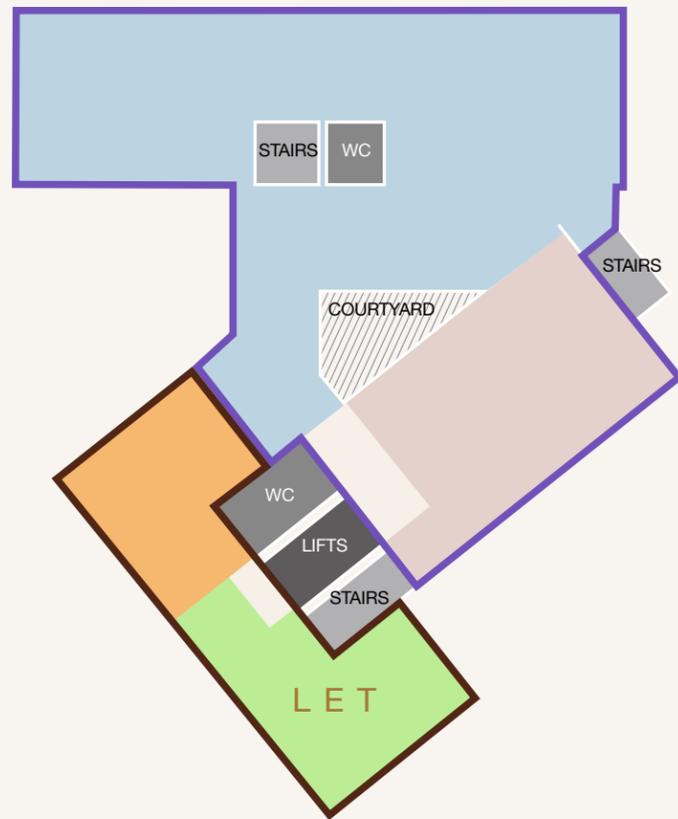
18 secure car parking spaces

54 secure bicycle parking spaces

High quality showers, drying rooms and locker facilities

BER B1

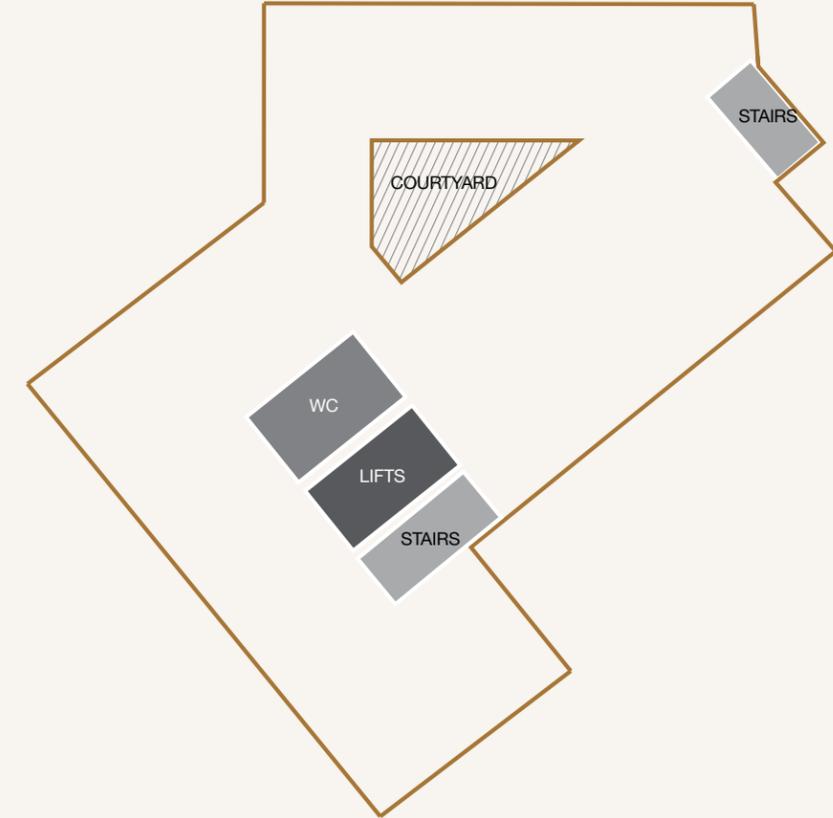
# FIRST FLOOR - OFFICE SPACE



17,562 SQ FT

	Approx Sq. M	Approx Sq. Ft
Front Tenancy	425	4,575
Split 1	190	2,045
Split 2 (reserved)	235	2,530
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	Approx Sq. M	Approx Sq. Ft
Rear Tenancy	1,207	12,987
Split 1	850	9,149
Split 2	357	3,838

# SECOND FLOOR - OFFICE SPACE



11,489 SQ FT

	Approx Sq. M	Approx Sq. Ft
Entire floor	1,067	11,489

# AMENITIES

1. Marco Pierre White

2. Raw Gyms

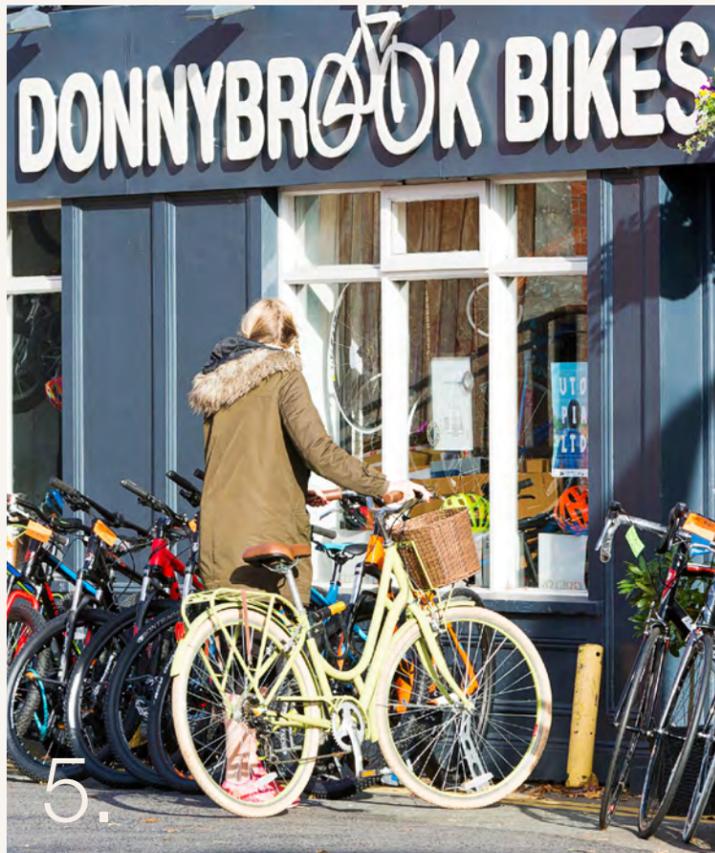
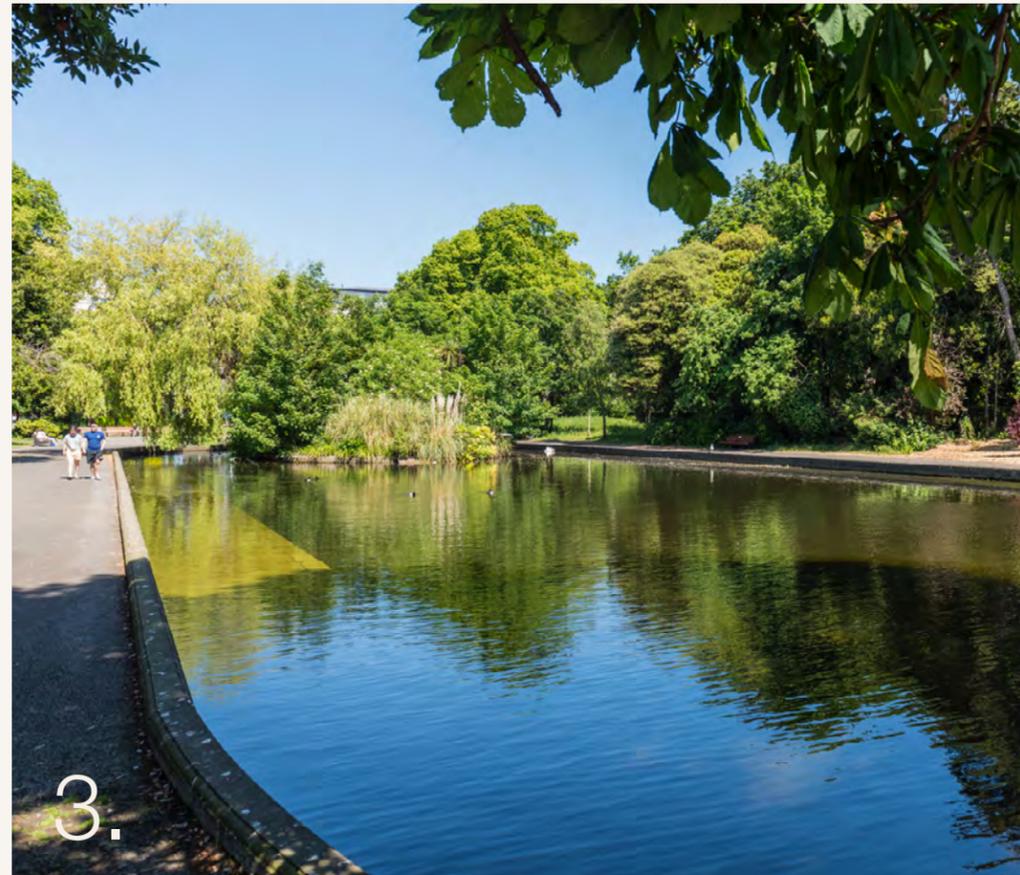
3. Herbert Park

4. Energia Park - Rugby Stadium

5. Donnybrook Bikes

6. Donnybrook Fair

7. Mulberry Garden



## LETTING AGENTS

**Savills**  
33 Molesworth Street  
Dublin 2  
[www.savills.ie](http://www.savills.ie)

**CBRE**  
Connaught House  
1 Burlington Road  
Dublin 4  
[www.cbre.ie](http://www.cbre.ie)

PSRA No: 002233

PSRA: 001528

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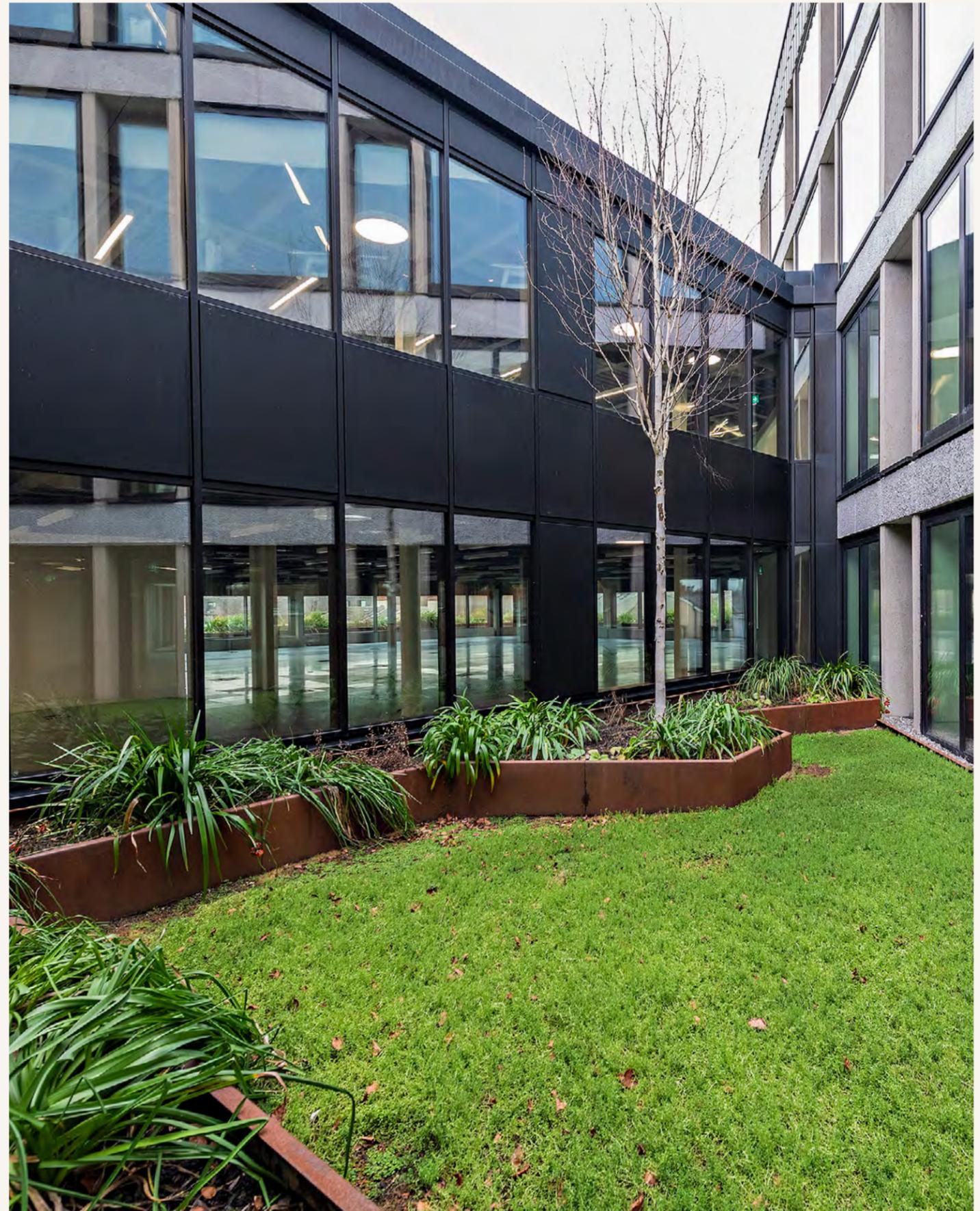
**CBRE**

## VIEWINGS

Viewings are strictly to be arranged through the joint letting agents.

## BER DETAILS

**BER B1**



## Property Misrepresentation Act

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