



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
Total		36,068
Available Car Spaces		18






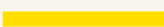






L O C A T I O N

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.

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

amazon

amazon

mongoDB

+ableau

Aviva Stadium

Lansdowne DART

Goodbody

US Embassy

AVOLON

JUST EAT

Ballsbridge

Herbert Park Hotel

ZURICH

facebook

InterContinental Hotel

Clayton Hotel

RDS

HUAWEI

ion

N11

DONNYBROOK
HOUSE

Herbert Park

Merrion Cricket Club

Bective RFC

Old Wesley RFC

Old Belvedere RFC

Donnybrook Lawn Tennis Club

N11

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

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.



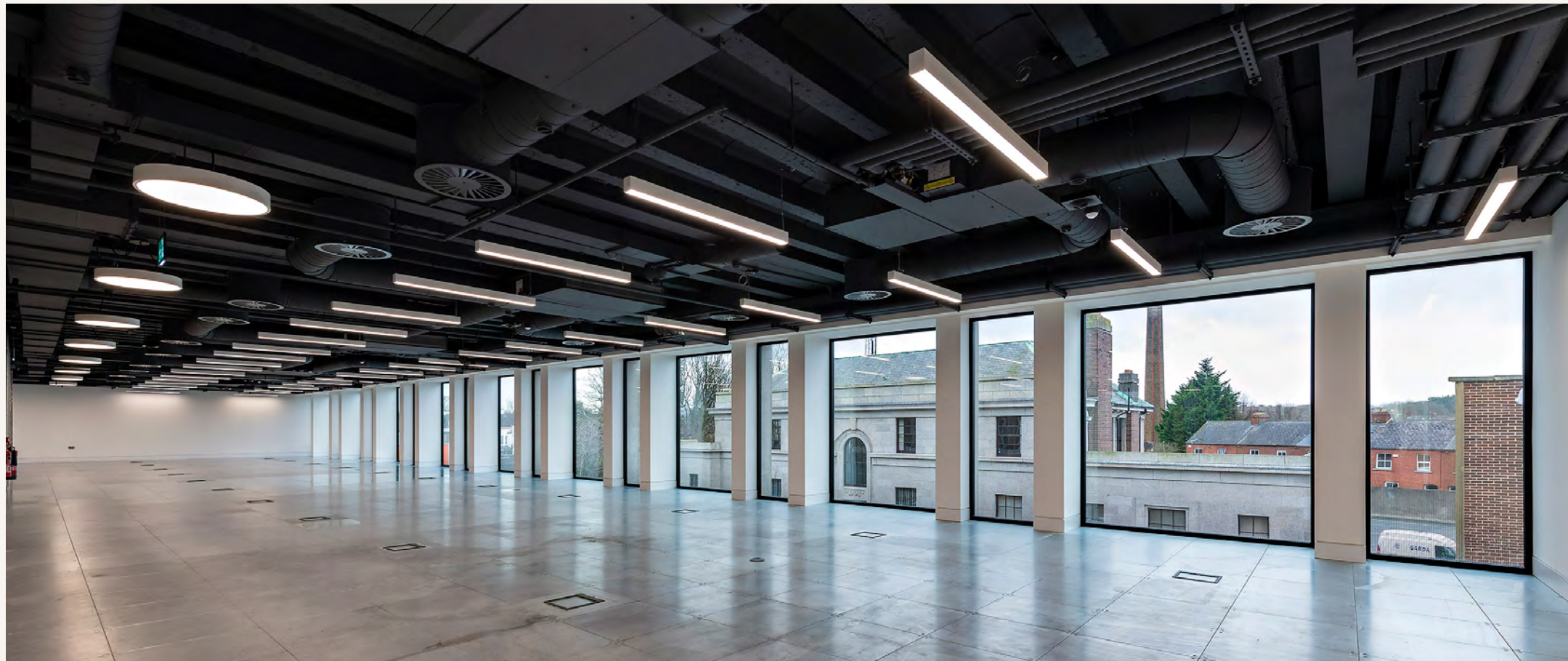
The best places to eat - from fine dining in Marco Pierre White or Mulberry Garden to a take away fish & chips from Romayo's, it's all within 2 minutes walk.



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

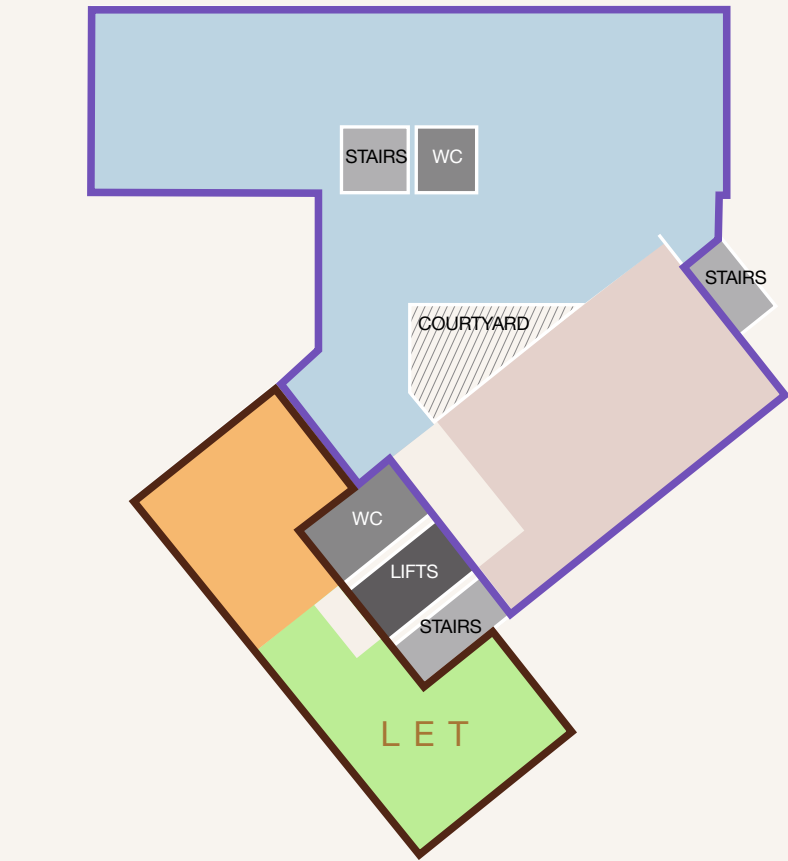
18 secure car parking spaces

54 secure bicycle parking spaces

High quality showers, drying rooms and locker facilities

BER B1

FIRST FLOOR - OFFICE SPACE

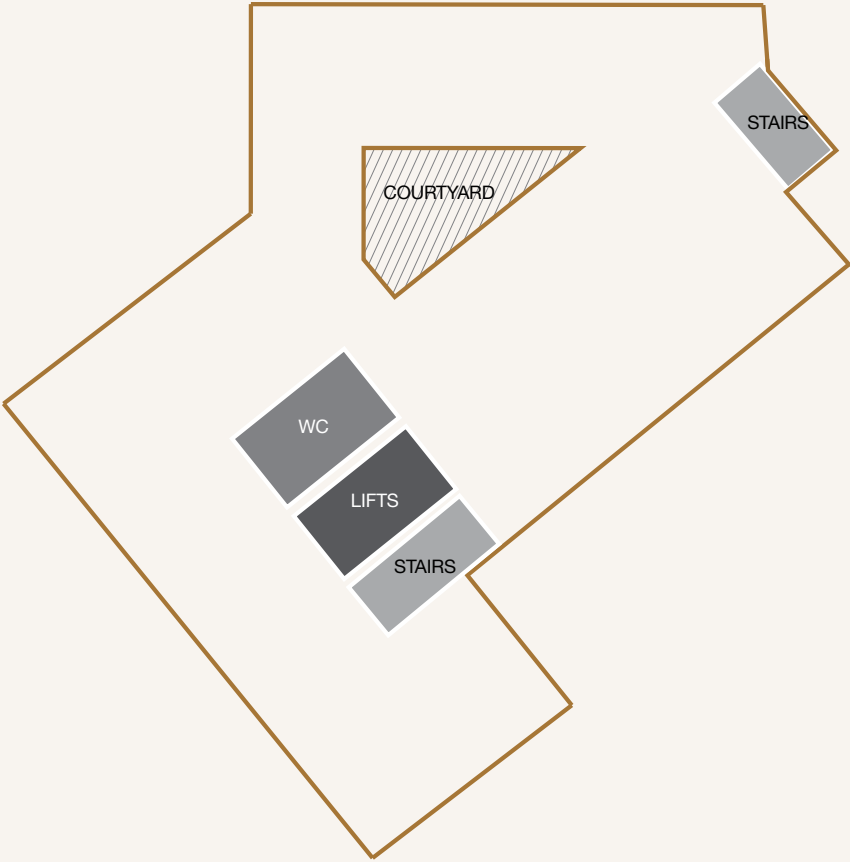


17,562 SQ FT

		Approx Sq. M	Approx Sq. Ft
<div></div>	Front Tenancy	425	4,575
<div></div>	Split 1	190	2,045
<div></div>	Split 2 (reserved)	235	2,530

		Approx Sq. M	Approx Sq. Ft
<div></div>	Rear Tenancy	1,207	12,987
<div></div>	Split 1	850	9,149
<div></div>	Split 2	357	3,838

SECOND FLOOR - OFFICE SPACE

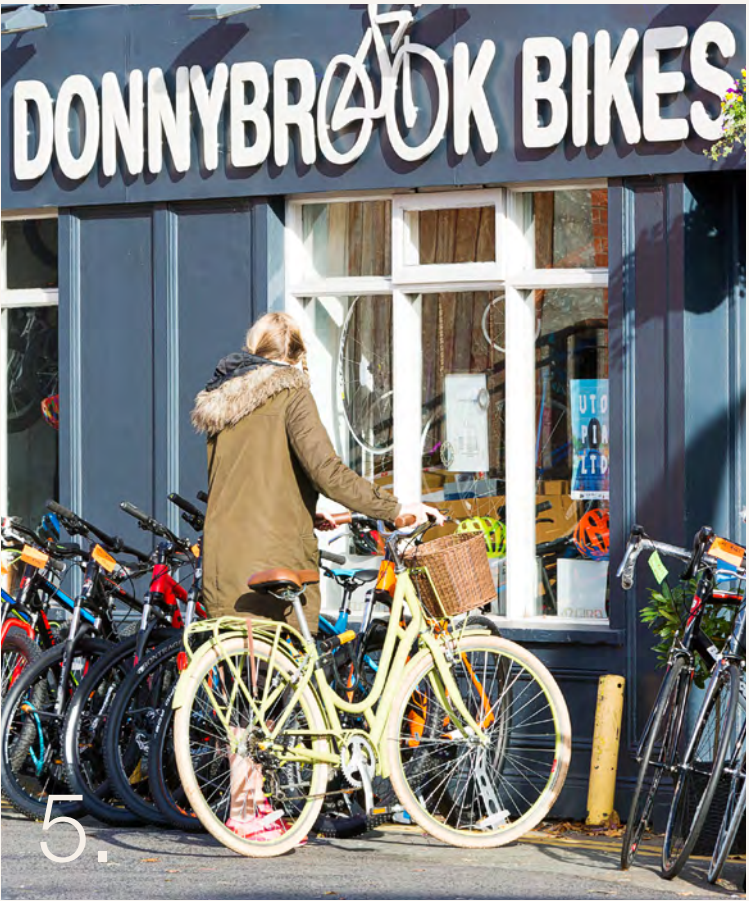


11,489 SQ FT

		Approx Sq. M	Approx Sq. Ft
<div></div>	Entire floor	1,067	11,489

A M E N I T I E S

- 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

PSRA No: 002233

CBRE
Connaught House
1 Burlington Road
Dublin 4
www.cbre.ie

PSRA: 001528

TEAM

Seán Ryan McCaffrey
+353 (0)1 618 1383
sean.ryanmccaffrey@savills.ie

Kate Healy
+353 (0)1 618 1391
kate.healy@savills.ie

Alan Moran
+353 (0)1 618 5563
alan.moran@cbre.com

Sam Daunt
+353 (0)1 618 5500
sam.daunt@cbre.com

Megan Pilkington
+353 (0)1 618 5523
megan.pilkington@cbre.com



VIEWINGS

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

BER DETAILS



Property Misrepresentation Act

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