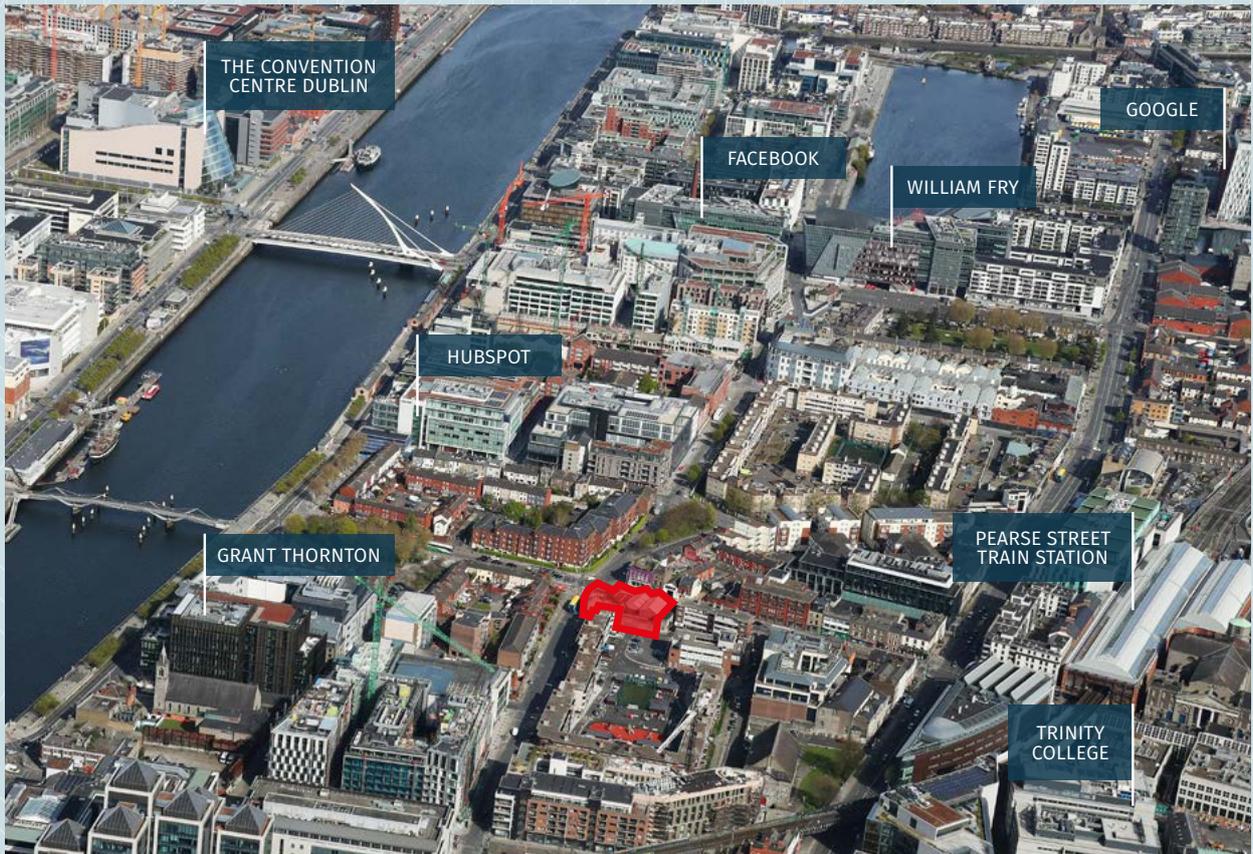


19/20
LOMBARD STREET
112/114
TOWNSEND STREET
DUBLIN 2

PRIME DEVELOPMENT OPPORTUNITY
FOR SALE BY PRIVATE TREATY



19/20
LOMBARD STREET
112/114
TOWNSEND STREET
DUBLIN 2

PRIME DEVELOPMENT SITE OF
APPROX. 670 SQ M (0.165 ACRES)
FOR SALE BY PRIVATE TREATY



- Luas Red Line
- Luas Green Line
- Train Line

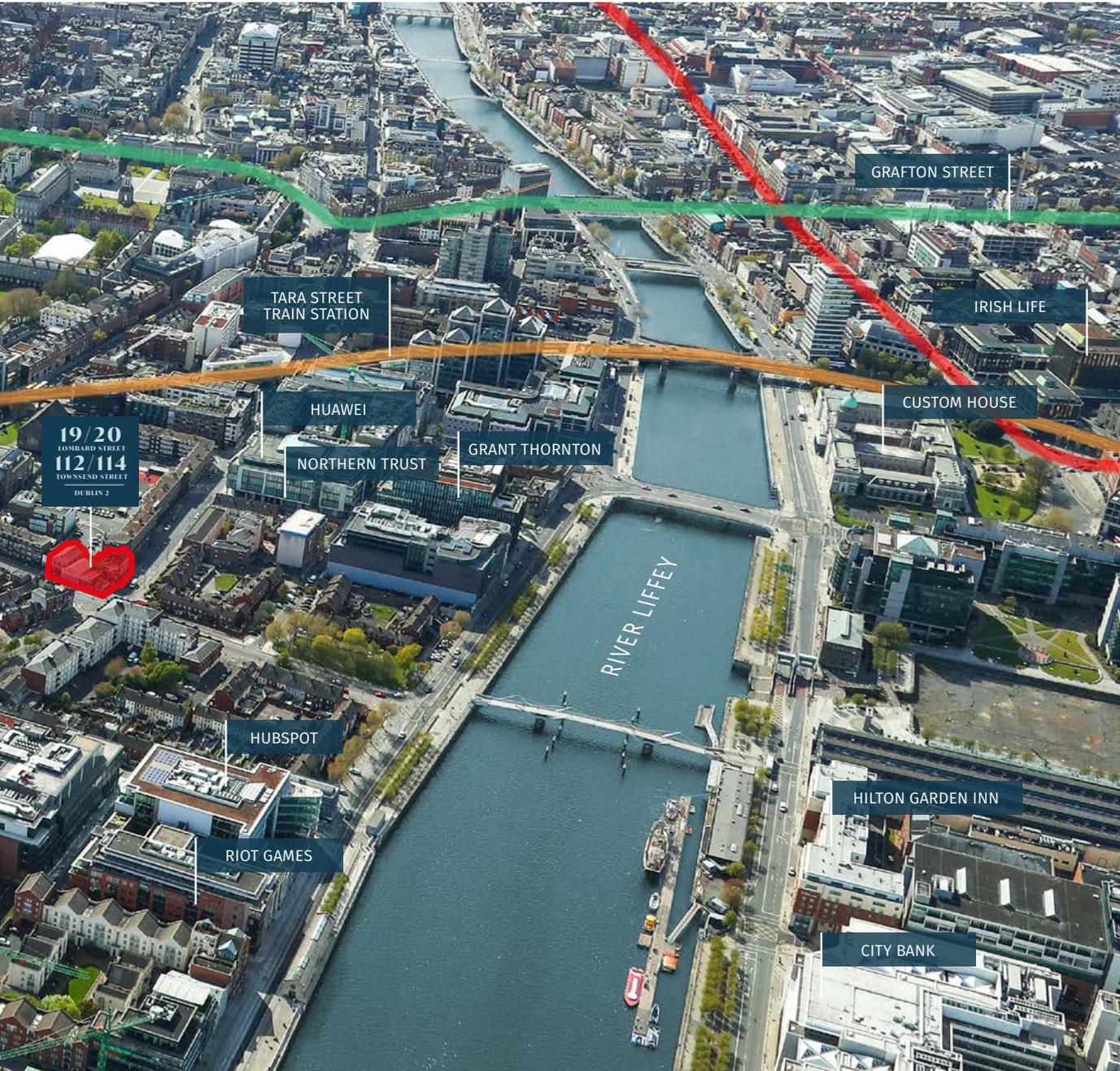
The site has potential for a new residential development or other uses subject to planning. Offering an excellent opportunity for uses including apartments (private BTR as well as social), student accommodation, hotel etc.



Zoned Z5 'to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity'.



In addition to being zoned Z5, the site also falls within the Georges Quay Local Area Plan 2012, under this LAP the site falls under a character area appraisal described as 'Inner City Residential Area'.



19/20
LOMBARD STREET
112/114
TOWNSEND STREET
DUBLIN 2

The site has high profile frontage onto both Lombard Street and Townsend Street, the corner location will also provide scope to achieve the highest possible site density.

The site extends to approximately 670 sq m (0.165 acres). Potential for approximately 10 storeys S.P.P.

Superb location in Dublin's central business district, in close proximity to tourist hotspots such as St Stephen's Green, Trinity College, Grafton Street and highly accessible with ample transport links within a short walking distance.

LOCATION

The location is serviced by an abundance of public transport links that are conveniently accessible, with Pearse Street Dart/train station, LUAS Red/ Green Line, air coach, numerous Dublin Bus routes and Dublin Bike stations, all within short walking distance of the site.

The micro location is set to undergo significant regeneration which will further improve rental levels, demand and overall appeal to the property. The area's close proximity to Trinity College (Ireland's leading university), Grafton Street, numerous major employers as well as ongoing new developments offers an opportunity for a new and exciting development in a highly accessible location.

The site is surrounded by a wide range of large international and domestic employers such as Three, Dillon Eustace, Facebook, William Fry, Grant Thornton and U.S. Bank.





LUAS RED LINE

7 mins walk to Georges Quay

LUAS GREEN LINE

7 mins walk to Trinity Street /
10 mins to Dawson Street

TRINITY COLLEGE

3 mins walk

GRAFTON STREET

10 mins walk

ST. STEPHENS' GREEN

15 mins

DUBLIN BIKE

10 mins Merrion Square

DESCRIPTION

The site has high profile corner frontage on the intersection between Lombard Street and Townsend Street. The surrounding area is mixed use in nature with numerous residential homes, prime office blocks and retail cafes and restaurants serving the immediate area.

Across the road on Townsend Street there is currently a major new development being built which comprises an 8 storey mixed use development including a 393 bed Travelodge Hotel, this will further attract both international and national visitors to the area. Adjoining the new development is the George's Court building which hosts tenants such as Huawei and Northern Trust.



Pearse Street Station / Trinity College - 1 min walk

19/20
LOMBARD STREET
112/114
TOWNSEND STREET
DUBLIN 2

ZONING

Zoned Z5 under the Dublin City Development Plan 2016-2022 to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity.

TITLE

We are advised that this site is held by freehold title. Full title details are available from the vendors solicitor

RENTAL DETAILS

Available on request

VIEWING

For further information or to arrange a viewing please contact sales agents JLL as per the detail opposite:

AGENTS



3rd Floor, Styne House,
Upper Hatch Street, Dublin 2
T: +353 1 673 1600

JACQUELINE FITZPATRICK

D: +353 (1) 673 1676
M: +353 87 228 3459
E: jacqueline.fitzpatrick@eu.jll.com

NAOISE SUDWAY

D: +353 (1) 477 9748
M: +353 86 030 4198
E: naoise.sudway@eu.jll.com

JOHN MORAN

D: +353 (1) 673 1637
M: +353 86 2608783
E: john.moran@eu.jll.com

LUKE MARTIN

D: +353 (1) 477 9733
M: +353 86 049 3423
E: lukes.martin@eu.jll.com

CONOR O'GALLAGHER

D: +353 (1) 477 9728
M: +353 86 810 8357
E: conor.ogallagher@eu.jll.com

DISCLAIMER: The particulars and information contained in this brochure are issued by Jones Lang LaSalle Limited on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether expressed or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licenses of use of occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle Limited, their employees, agents or affiliate companies, makes any warranty or representations whether expressed or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed: furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.