



PRIME OFFICE INVESTMENT

6 - 7 HARCOURT TERRACE

DUBLIN 2

FOR SALE BY PRIVATE TREATY
TENANT NOT AFFECTED



HIGHLIGHTS

- ◆ Prime Headquarters office building suitable for developer, owner occupier or value-add investor.
- ◆ Exceptional opportunity to acquire a striking office with an original Georgian facade, 8 car parking spaces, extending to approximately 8,052 sq. ft. (748 sq. m).
- ◆ 4-stories over basement on a site of approximately 0.33 acres (0.13 Hectares).
- ◆ Significant asset management opportunity with potential for change of use to a range of permissible alternatives or to create a multi-let investment.
- ◆ Excellent public transport with the LUAS Green Line and a number of bus connections all within close proximity.
- ◆ Potential for vacant possession of the entirety by December 2024.
- ◆ Excellent redevelopment potential subject to planning permission with the benefit of short-term income of €357,648 per annum.
- ◆ BER exempt.





6 - 7 HARCOURT TERRACE
DUBLIN 2

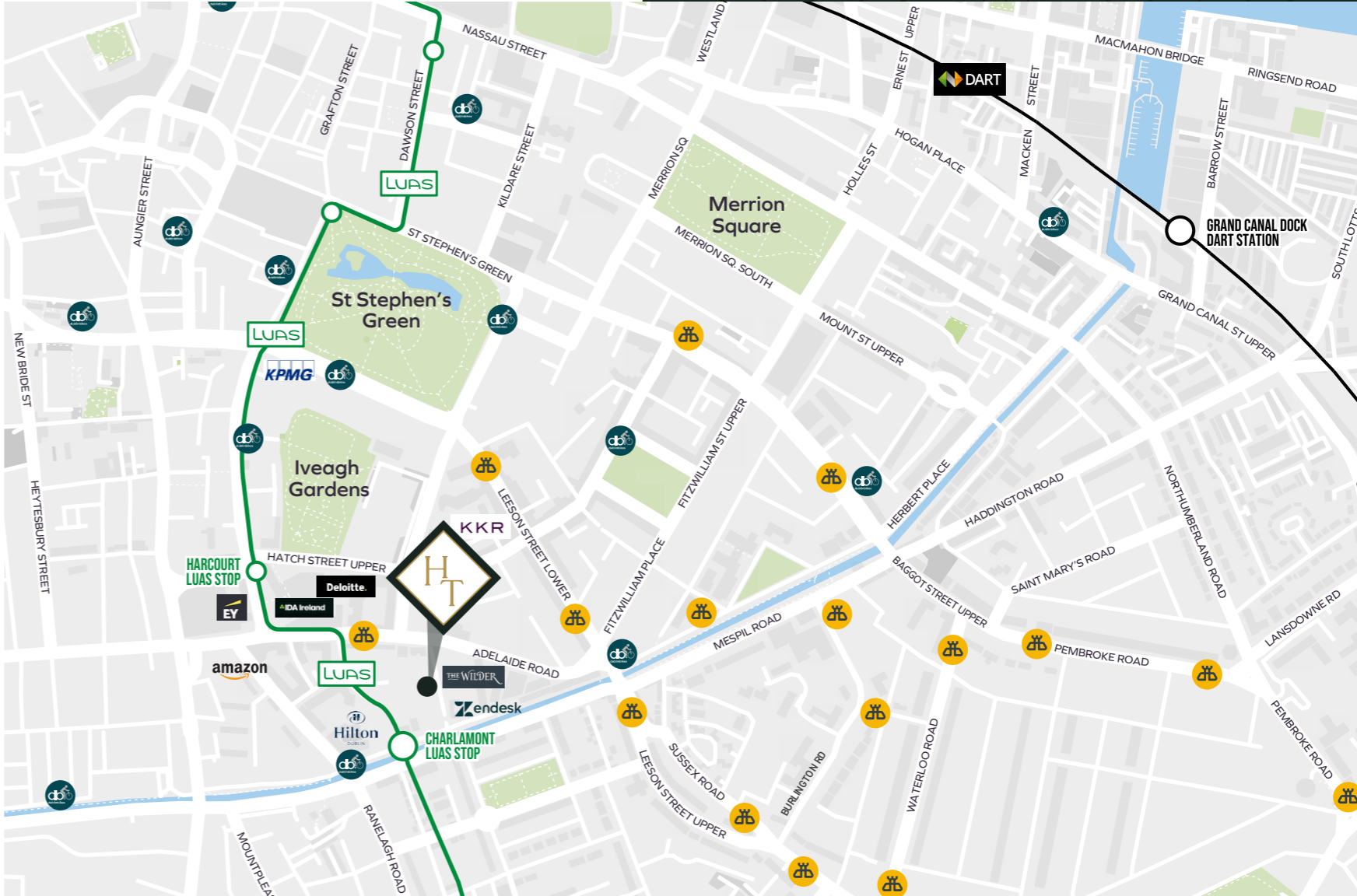
LOCATION

Strategically positioned in Dublin City Centre, 6-7 Harcourt Terrace enjoys convenient access to a plethora of amenities.

Situated just off Adelaide Road in close proximity to the Grand Canal, the property is within walking distance of prominent amenities like Grafton Street and St. Stephen's Green. Furthermore, renowned companies such as EY, KKR, and Deloitte have established their presence in the vicinity taking occupation nearby. KPMG are due to open their new 300,000 sq. ft. headquarters on Harcourt Street in 2026. 1 Adelaide Road is also due to be redeveloped, adding approximately 160,000 sq. ft. of brand new Grade A office space which will further enhance the overall area.

The location is well-served by an extensive public transportation network, with the Harcourt and Charlemont LUAS stops just a few minutes away on foot. Several bus routes serve the area including the 11, 44, 46A, 142 & 145, and a Dublin Bike Station can also be found nearby. Additionally, the road network is excellent with easy access to the N11.

The vicinity around Harcourt Terrace and Grand Canal offers a vibrant and diverse range of cafés, restaurants, bars, and amenity areas, making it an extremely sought-after location for occupiers.



LUAS
2 minute walk



DUBLIN BIKES
3 minute walk



DUBLIN BUS
3 minute walk



PEARSE TRAIN STATION
26 minute walk

DESCRIPTION

6-7 Harcourt Terrace comprises a self-contained standalone office building extending to approximately 8.052 sq. ft. (748 sq. m). The iconic property extends from basement to third floor and internally comprises a mix of cellularised offices.

The building was originally developed in the 1830's but was reconstructed in the 1990's with the façade being retained and therefore benefits from a modern reinforced concrete construction providing tenants with a productive and well-lit workspace. The interconnected rooms are thoughtfully designed in a spacious open-plan layout, offering the flexibility to create private offices if desired.

As part of the development (not part of the sale), six townhouses were built to the rear and share a common parking area which is accessed via a right of way through the archway at the side of the property.

Typical internal specification comprises:



Mixture of raised access and platform floors throughout-wired for power and data



Fluorescent lighting

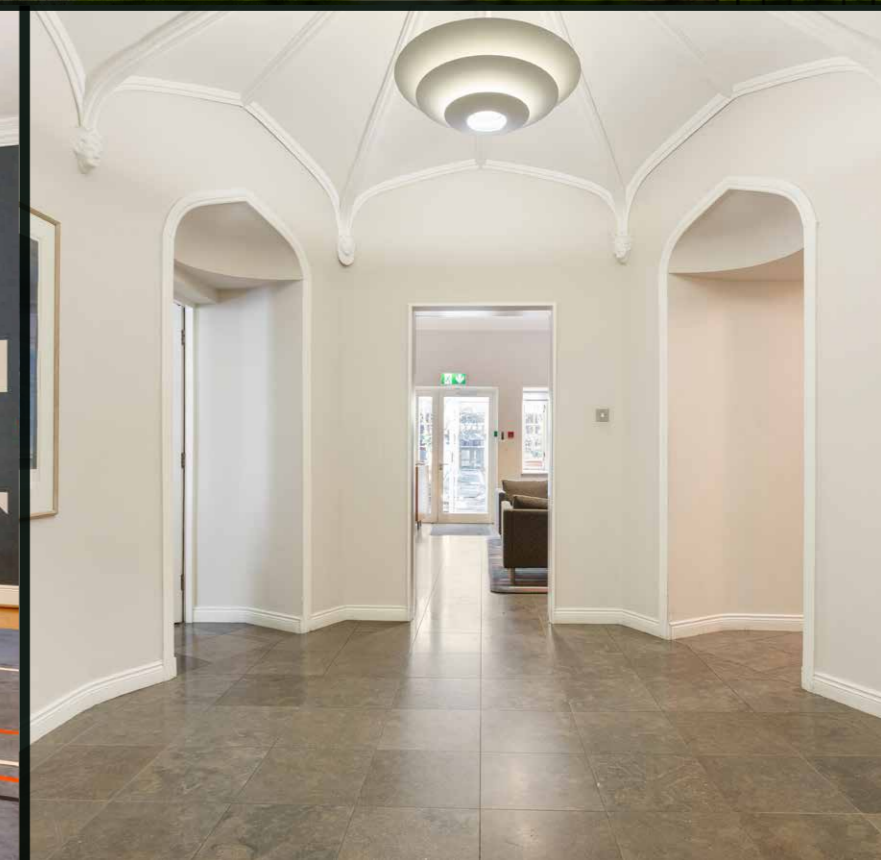
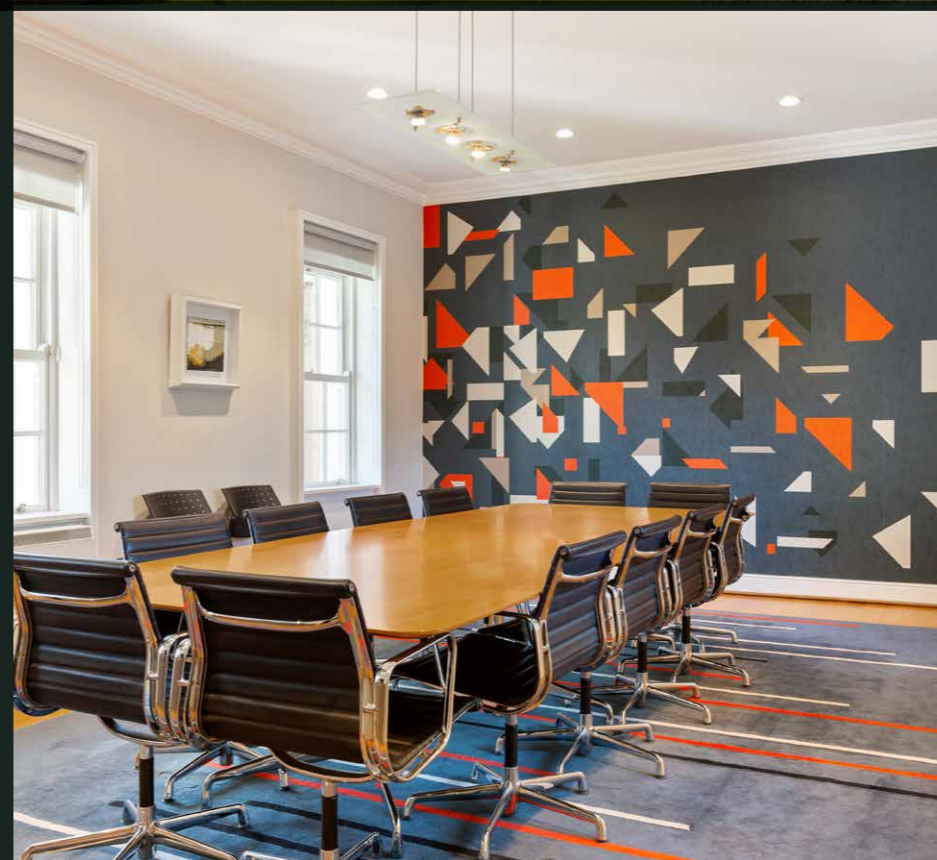


Passenger lift



14 no. car parking spaces*

*6 spaces occupied by townhouses to the rear with scope for more parking within the rear area.



ACCOMMODATION

An assignable measurement survey is available for the property based on the SCSi Code of Measuring Practice Guidance Notes on a Net Internal Basis, and provides the following:

Demise	SQ FT	NIA	SQ M
Basement	2,250		209
Ground floor	1,593		148
First floor	1,378		128
Second floor	1,432		133
Third floor	1,399		130
Total	8,052		748

Planning permission allows for a total of 14 surface level car parking spaces to the rear with 6 occupied by the townhouses to the rear with the remaining occupied by the office tenants. There is additional space to the rear to accommodate further parking with potential for 22 spaces in total identified.

All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence.

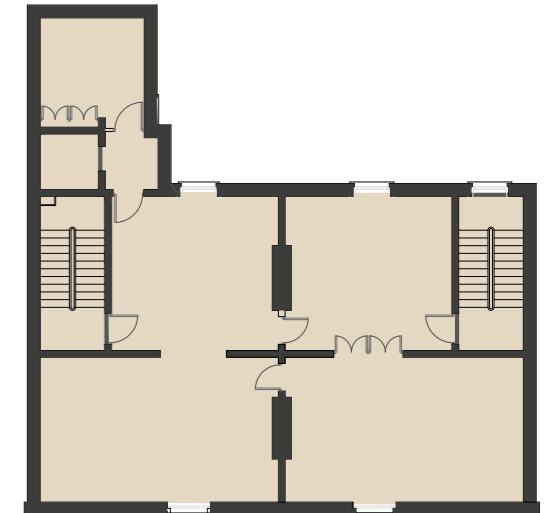
A copy of the full measurement survey will be made available in the data room.

Floor plans are indicative and for illustrative purposes only.

BASEMENT



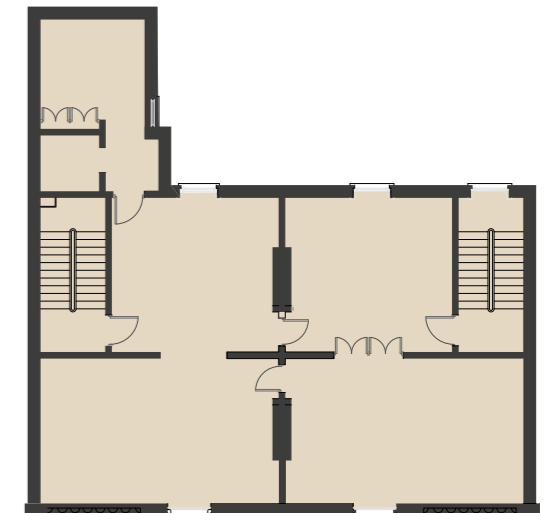
2ND FLOOR



GROUND FLOOR



3RD FLOOR





TENANCY

bkdarchitects BURKE-KENNEDY DOYLE

BKD are an established architectural firm who provide a range of professional architectural design services. Established in 1959, the practice operates as a successful business today providing a wide array of architectural services having worked on various projects including 1 George's Quay, The Reflector, Boland's Quay and 21 Charlemont.

BKD have been in occupation since 1989 on a 35-year lease. During their tenure they have sub-leased various floors. At present, BKD occupy basement and part ground floor.

Purdy Lucey Intellectual Property are subtenants and occupy the first floor. They are currently overholding as of January 2023. Purdy Lucey is regarded as one of Ireland's top European Intellectual Property firms drafting and handling the prosecution of patents in Ireland, the UK, Europe and internationally. They were named Patent Prosecution Firm of the Year 2022, the second year receiving this award.

- ◆ Single let on an FRI lease, for a term of 35 years from 14 December 1989.
- ◆ Strong rental income of €357,648 per annum.
- ◆ Potential for vacant possession of the entirety by December 2024.
- ◆ Potential to create multi-let investment which has the benefit of two separate entrances that could be used to accommodate different tenants for their own dedicated reception areas.

ZONING

The property is zoned objective "Z8" under the Dublin City Development Plan 2022-2028.

Under this zoning, permissible uses include; assisted living/retirement home, bed and breakfast, café/tearoom, childcare facility, cultural/recreational building and uses, education, embassy residential, embassy office, home-based economic activity, hostel (tourist), hotel, live-work units, medical and related consultants, office, open space, residential, restaurant.

Open for consideration uses include; beauty/ grooming services, buildings for the health, safety and welfare of the public, community facility, craft centre/ craft shop, cultural, creative and artistic enterprises and uses, delicatessen, enterprise centre, financial institution, guesthouse, nightclub, place of public worship, public service installation, shop (local), sports facility and recreational uses, student accommodation, veterinary surgery.



6-7 HARCOURT TERRACE

FURTHER INFORMATION

METHOD OF SALE

For Sale by Private Treaty.

TITLE

We understand the property is held part Freehold part Long Leasehold. There is an easement relating to the right of way for the residents of the dwellings to the rear of the subject property.

BER RATING

Exempt.

DATA ROOM

Access to an online data site containing further information is available upon request.

VAT

Further information available upon request.

BER **EXEMPT**

CONTACTS

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