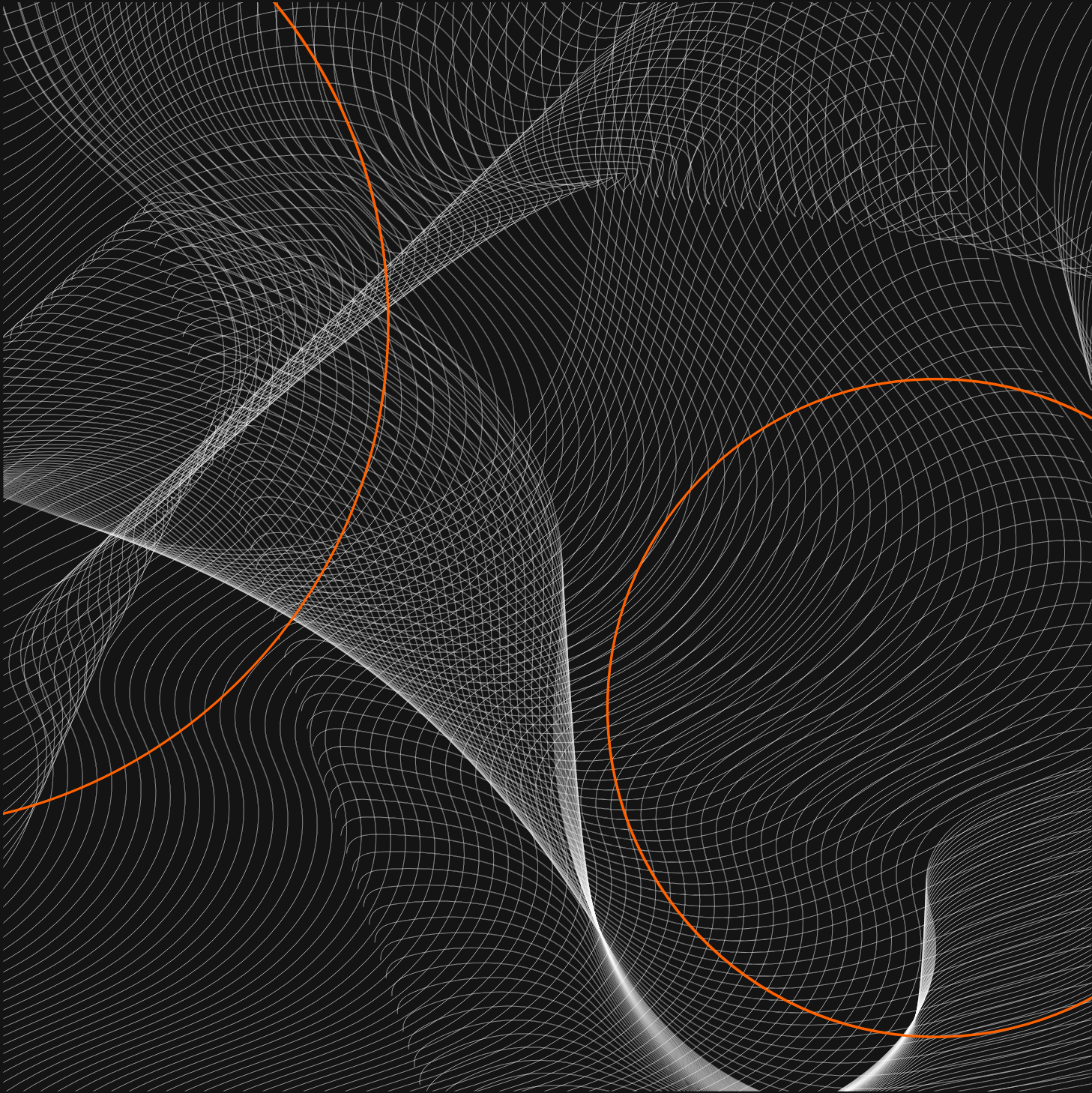


TO LET

DONNYBROOK HOUSE

3RD FLOOR | DUBLIN 4



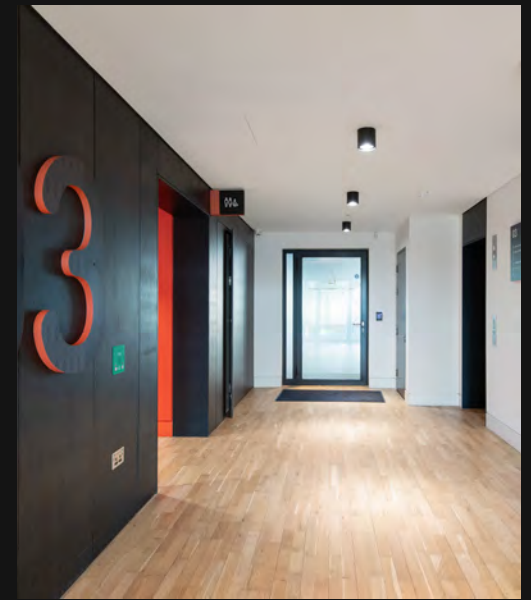


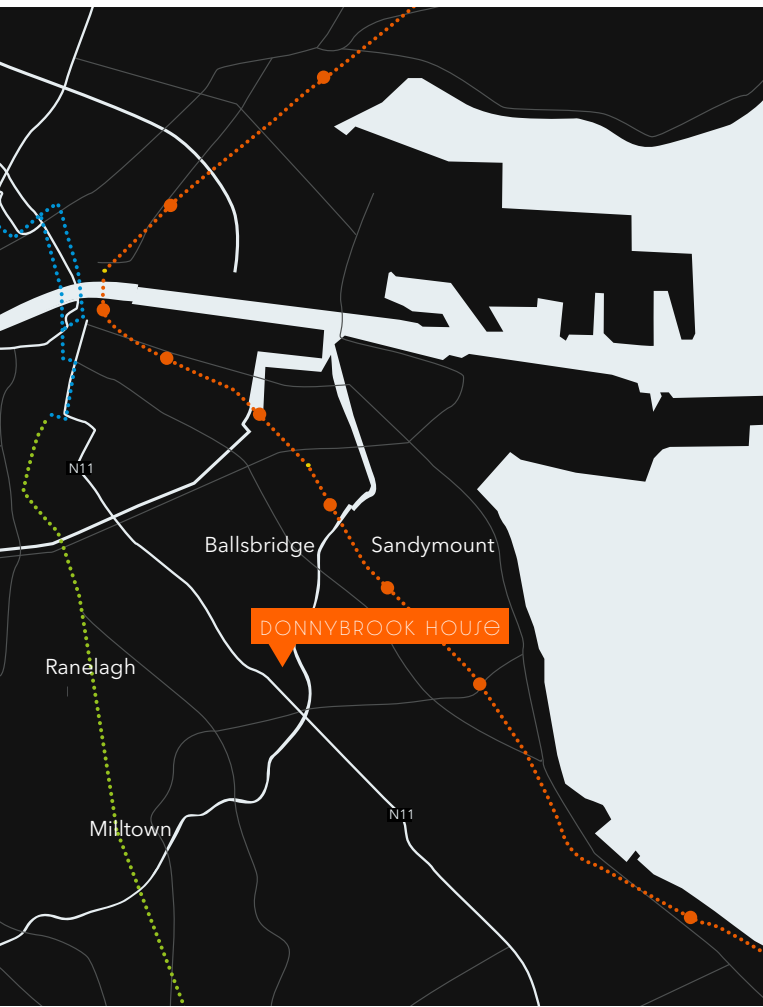
THE PROPERTY

Donnybrook House comprises an extensively refurbished five storey over basement office building in the heart of Donnybrook. The building was fully remodelled in 2018 retaining the existing brick façade and external concrete finish while providing tenant amenities in the basement including showers, changing facilities, drying room and bicycle parking. The 3rd floor is available by way of lease assignment. The floor has been fitted to an extremely high standard providing impressive fully fitted turn-key office space incorporating a mix of open plan, private meeting spaces, breakout spaces and a tea station.

SPECIFICATION

- Fully fitted turn-key 3rd floor
- Exposed ceilings
- Raised access floors
- Air conditioning
- LED lighting
- 28 desks, 2 x private offices, 3 x meeting rooms, hot-desks, breakout space, tea station and townhall space
- Showers and changing facilities in the basement
- 4 car spaces





LOCATION

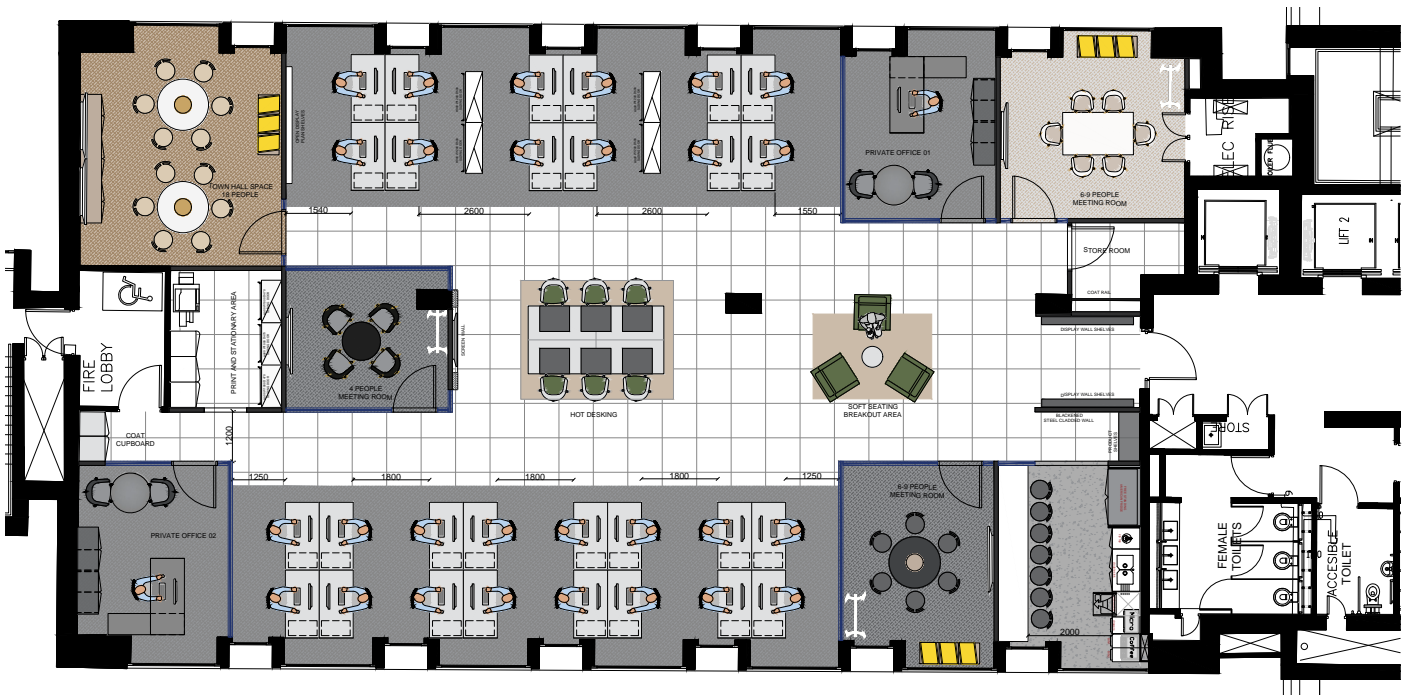
Donnybrook House is located in the heart of Donnybrook Village, strategically positioned on the N11 which provides access directly into the city centre. The area is known for its mix of residential, commercial, and retail spaces, with a variety of cafes, shops, and restaurants located in the surrounding area. Raw Gyms and Giraffe Creche also form part of the development. Its proximity to University College Dublin (UCD) adds to its appeal, making it a popular area for students, professionals, and families alike. In addition Herbert Park is within a short distance which connects to Ballsbridge, a 10-minute walk away. The building benefits from numerous public transport routes and is on one of the most frequent Dublin Bus corridors providing convenient connectivity to both the city centre and surrounding areas.



FLOORPLAN

ACCOMMODATION:

3rd Floor: 3,929 sq. ft. (365 sq. m.)





LEASE TERMS

Available by way of Assignment



CONTACT:



Hambleden House, 19-26 Lower Pembroke Street
Dublin, D02 WV96
+353 1 633 3700

PAUL FINUCANE

paul.finu cane@colliers.com

JAMES HEWSON

james.hewson@colliers.com

Colliers Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Colliers nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Colliers nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Colliers on the understanding that any negotiations relating to the property are conducted through it.