

12/13

FITZWILLIAM
PLACE

DUBLIN 2



FOR SALE





Two impressive adjoining four and five storey over basement Georgian buildings with two intact mews.



Two fine Georgian Buildings with two intact mews



Prominent location in the heart of Georgian Dublin



Passing rent of €235,794 per annum - **Excellent rental growth potential**



11,490 sq ft (1,067 sq m) with 15 car parking spaces



Description

Each building features bright spacious office accommodation that retain many original period features including attractive cornicing, ornate fireplaces, and ceiling roses throughout. The two main buildings are entirely separate save for the basement levels which are interlinked.

12 & 13 Fitzwilliam Place

No. 12 is occupied by the prestigious law firm Reddy Charlton LLP who also occupy the basement of no. 13 under a separate lease.

No. 13 is in office use from basement to second floor with a three-bed apartment in need of modernisation located on the third floor.

12 & 13 Lad Lane

No. 12 Lad Lane is in office use with a large canteen on the ground floor and offices on the first floor.

No. 13 was formerly used as an artist studio but is now vacant.

Car Parking

The properties have the benefit of 15 car parking spaces

Main Covenant Details



Reddy Charlton LLP was founded in 1908, and is one of the longest-established legal practices in Ireland. Reddy Charlton advise both private and corporate clients across diverse sectors including finance, property, retail, hospitality and manufacturing. The firm were awarded Dublin Law Firm of the Year in 2016, 2017 and 2019.

Location

12 & 13 Fitzwilliam Place occupies a high-profile position on Fitzwilliam Place.

The properties sit within the heart of Dublin's Central Business District. St Stephen's Green, Grafton Street, Merrion Square and Fitzwilliam Square are all within walking distance. The immediate area is home to a vast array of best in class amenities including a number of cafés, bars, restaurants and hotels. Public Transport links are excellent with the DART at Pearse Street and the LUAS Green line at both Charlemont and St Stephen's Green in close proximity. Numerous Dublin Bus routes also serve the location.

This is a prime CBD location, and a host of well-known and high-profile office occupiers are located nearby including Slack technologies, Arthur Cox, and ESB. LinkedIn's new European Headquarters at Wilton Terrace is located directly outside 12 and 13 Lad Lane which will further transform the immediate area into a commercial tech hub.

KEY OFFICE OCCUPIERS IN THE IMMEDIATE AREA



TRANSIT LINKS



The Luas green line is accessible at Stephens Green, Dawson Street, and Charlemont



The DART is accessible at Pearse Street



Numerous Dublin bus routes serve the immediate area



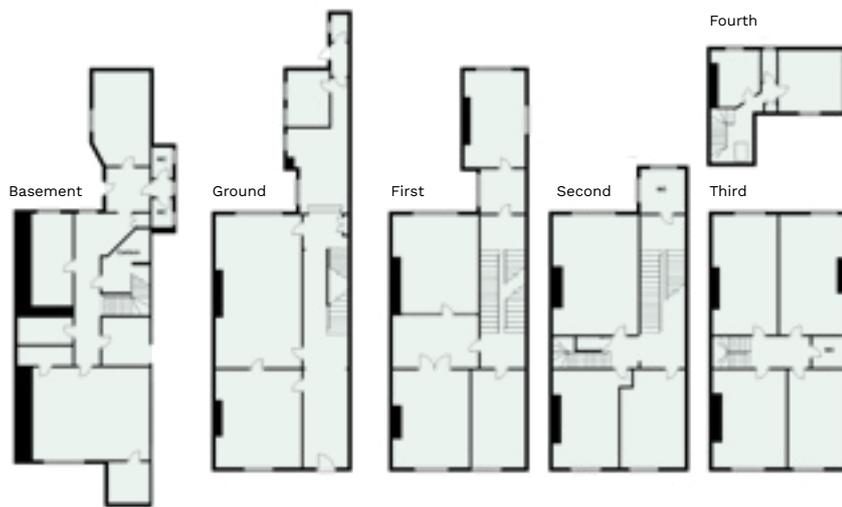
Ample on-street meter parking available on Fitzwilliam Place and Fitzwilliam Square



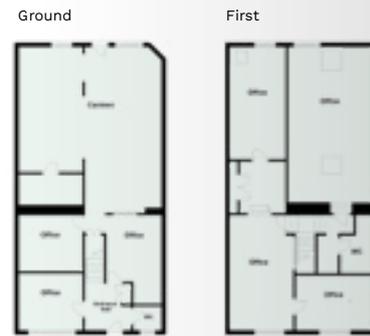
Dublin Bikes are available at Wilton Terrace, Fitzwilliam Square and Herbert Place



12 Fitzwilliam



12 Lad Lane



13 Fitzwilliam



Floor Plans provided by Media Pro

Address	Floor Area sq. ft. (NIA)	Tenant	Annual Rent	Car Parking	Lease Start	Lease Expiry	Rent Review	Break Option	Deed of Renunciation
12 Fitzwilliam Place	Entire 4,737 sq. ft.	Reddy Charlton LLP	€168,000	6	01/01/2021	31/12/2031	31/12/2025	31/12/2025	-
Sub total	4,737 sq. ft.		€168,000						
12 Lad Lane	Entire 759 sq. ft.	Vacant	-	1	-	-	-	-	-
TOTAL	5,496 sq. ft.		€168,000	7					
13 Fitzwilliam Place	Basement 743 sq. ft.	Reddy Charlton LLP	€12,000	-	01/1/2021	31/12/2031	31/12/2025	31/12/2025	
	Hall Floor 1,042 sq. ft.	Enright Construction	€25,794	1	08/07/2020	07/07/2025	N/A		-
	First Floor & Return 977 sq. ft.	Vacant	-	3	-	-	-	-	-
	Second Floor (Rear) 264 sq. ft.	Vacant	-	2	-	-	-	-	-
	Second Floor (Front) 361 sq. ft.	Vacant	-	-	-	-	-	-	Yes
Third Floor 984 sq. ft. (GIA)	Apartment (Vacant)	-	1	-	-	-	-	-	
Sub total	4,371 sq. ft.								
13 Lad Lane	Entire 1,623 sq. ft.	IPUT	€30,000	1	01/06/2021	31/12/2023			Yes
TOTAL	5,994 sq. ft.		€67,794	8					
ENTIRE TOTAL	11,490 sq. ft.		€235,794	15					



Details

Title

Freehold
Tenants Not Affected

BER

12 & 13 Fitzwilliam Place



12 & 13 Lad Lane



Planning and Zoning

12 and 13 Fitzwilliam Place are listed buildings on the Dublin City Council Record of Protected Structures 2022 - 2028.

12 & 13 Fitzwilliam Place

Zoned Objective Z8; Georgian Conservation Areas which is defined as under the Dublin City Development Plan 2022 - 2028.

12 & 13 Lad Lane

Zoned Objective Z1; Sustainable Residential Neighbourhoods which is defined as under the Dublin City Development Plan 2022 - 2028.

Guide Price

€4,400,000
(VAT not applicable)

Contacts

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