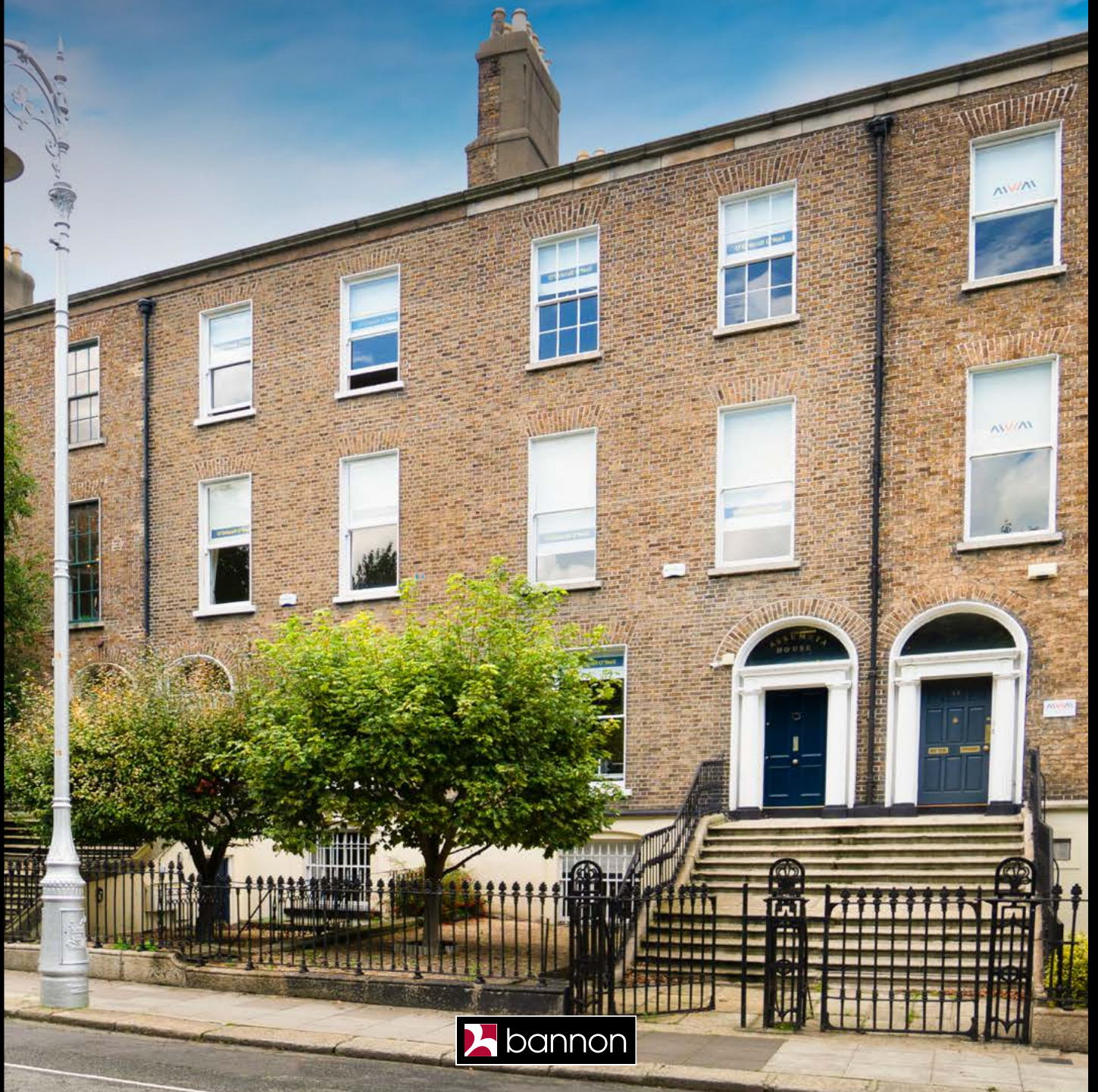


FOR SALE / TO LET

17/18

HERBERT PLACE

5 storey Georgian office building extending
to approximately 518.7 sq.m. (5,584 sq.ft.)



17/18
HERBERT PLACE

Executive Summary



Prime City Centre
Business Address



Unrivalled
transport links



Providing over
5,584 sq.ft. of superb
office accommodation



6 secure
car parking
spaces



Adjacent to a wide
variety of City Centre
amenities



Excellent views
overlooking Dublin's
Grand Canal





Location

17/18 HERBERT PLACE IS LOCATED IN THE HEART OF DUBLIN'S TRADITIONAL CENTRAL BUSINESS DISTRICT AND GEORGIAN QUARTER.

The property is superbly positioned adjacent to Lower Baggot Street, Mount Street Crescent and Upper Mount Street and is within close proximity to Merrion Square, Fitzwilliam Square and St. Stephens Green. The property enjoys a tranquil vista overlooking Dublin's Grand Canal waterway.

Situated on Herbert Place, the two interconnecting buildings offer occupiers the opportunity to locate their business in an area which provides unrivalled amenities for employees and clients alike.

The property has the benefit of excellent transport links with Luas, DART and numerous bus routes all within a 10 minute stroll of the property.



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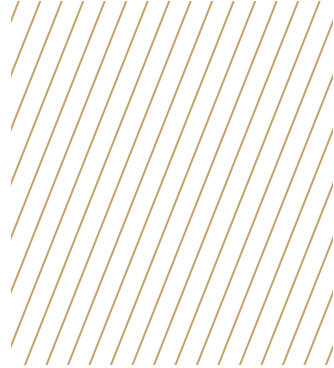
KEY OFFICE OCCUPIERS in the immediate area include...



An Roinn Sláinte
Department of Health

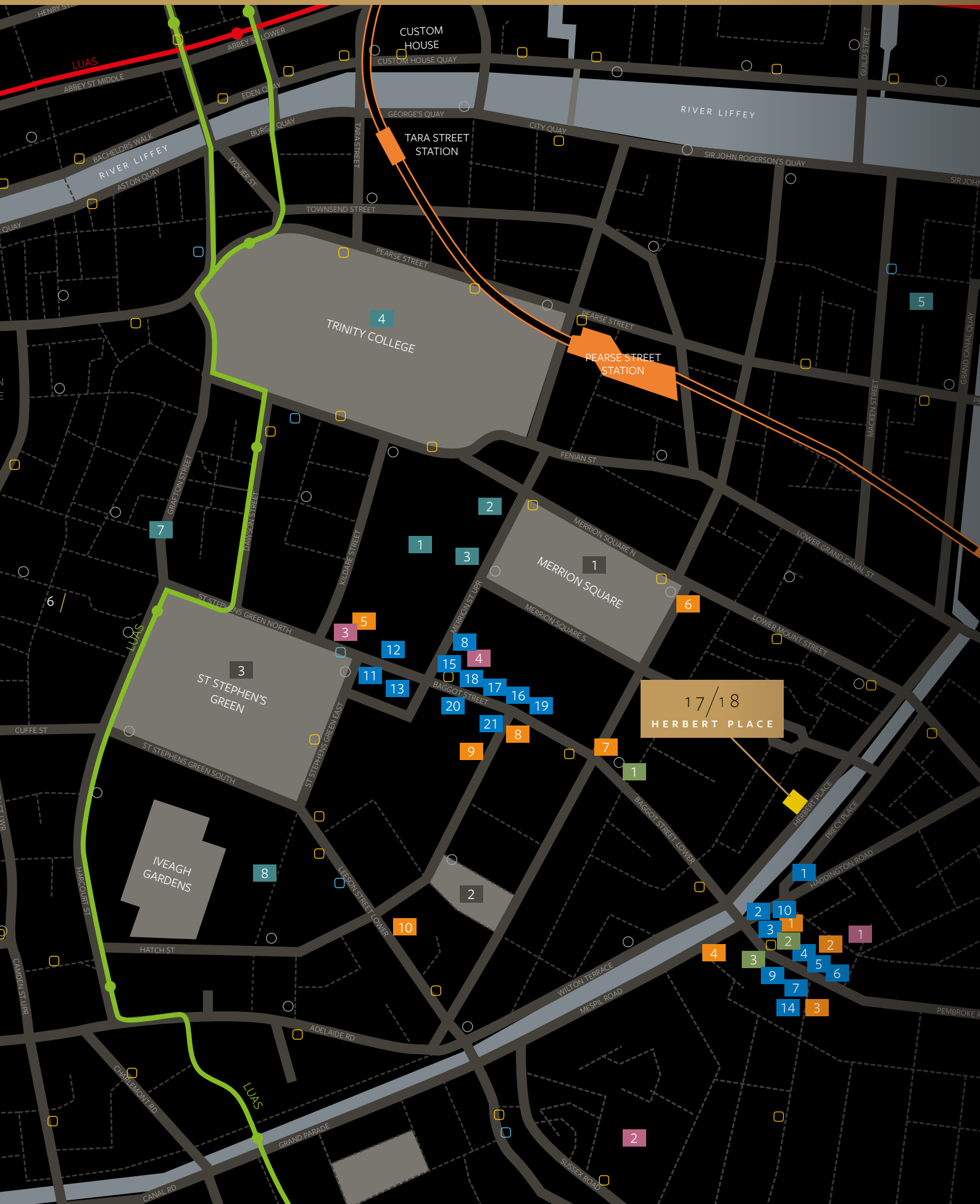


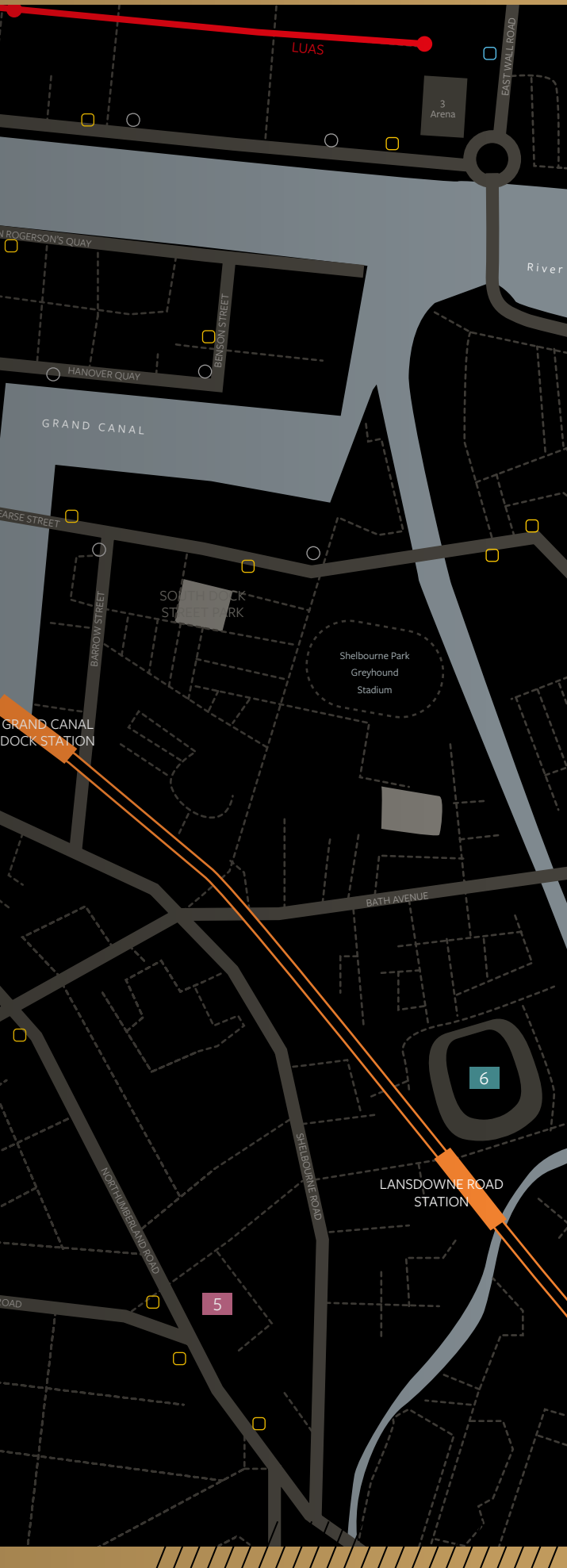
...to name but a few.



/ 5







Great Local Amenities

DINE

- 1 Angelinas
- 2 Milano
- 3 Saba
- 4 The Wellington
- 5 The Waterloo
- 6 Searsons
- 7 Rockets
- 8 Patrick Guilbaud
- 9 Sprout & Co.
- 10 Bunsen
- 11 Bang
- 12 Hugos
- 13 Unicorn
- 14 Starbucks
- 15 Lolly and Cooks
- 16 Ethos
- 17 Dohenny and Nesbitts
- 18 Café Nero
- 19 The Natural Bakery Company
- 20 O'Briens
- 21 Café Sol

CONVENIENCE

- 1 Spar
- 2 Tesco
- 3 Donnybrook Fair

LEISURE/ HEALTH/ BEAUTY

- 1 FlyeFit
- 2 Boots
- 3 Helga Schworer hair and Beauty
- 4 Oslo
- 5 Spa at the Shelbourne
- 6 Yoga Ireland
- 7 Meagher's Pharmacy
- 8 Pure Aveda Salon
- 9 Karl Henry Fitness
- 10 Platinum Pilates

HOTELS

- 1 Dylan Hotel
- 2 Clayton Burlington Hotel
- 3 The Shelbourne Hotel
- 4 The Merrion Hotel
- 5 Ballsbridge Hotel













PARKS

- 1 Merrion Square
- 2 Fitzwilliam Square
- 3 St. Stephens Green

LANDMARKS

- 1 Leinster House
- 2 National Gallery of Ireland
- 3 National Museum of Ireland
- 4 Trinity College
- 5 Bord Gais Energy Theatre
- 6 Aviva Stadium
- 7 Grafton Street
- 8 The National Concert Hall

TRANSPORT

	Dublin Bus	 5 mins
	Dublinbikes	 5 mins
	Train	 8 mins
	Aircoach	 8 mins
	Luas Green Line	 12 mins
	Luas Red Line	 20 mins



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Description

17/18 HERBERT PLACE
COMPRISES A 4 STOREY
GEORGIAN OFFICE
BUILDING OVER GARDEN
LEVEL, EXTENDING TO
APPROXIMATELY 5,584 SQ.FT.

Configured across two interconnecting Georgian office buildings, the accommodation provides a mixture of large open plan offices, conference room and meeting rooms together with staff amenity areas and training rooms. The accommodation is presented in excellent condition throughout and benefits from many original features.

Accessed via a generous and inviting reception area, this 'own door' property offers occupiers flexibility with the ability to utilise dual entrances. The property provides an abundance of natural light with generous floor to ceiling heights and elegant sash windows throughout.

To the rear there is a gated courtyard providing 6 car parking space.



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Mews Buildings

There are two modern, two storey mews buildings to the rear of the property, accessed via Herbert Lane. Both buildings are in residential use and extend to approximately 47.8 sq.m. and 74 sq.m. respectively (Tenants not affected). The mews buildings currently produce an income of £24,000 per annum.

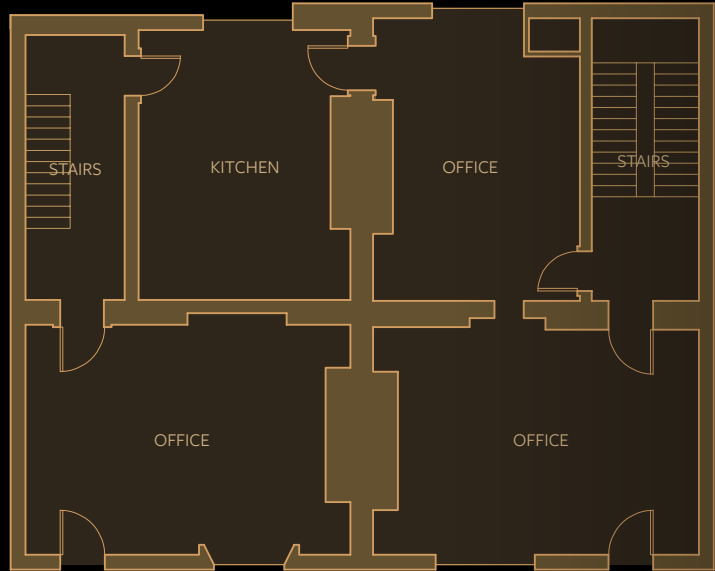


FLOOR PLANS

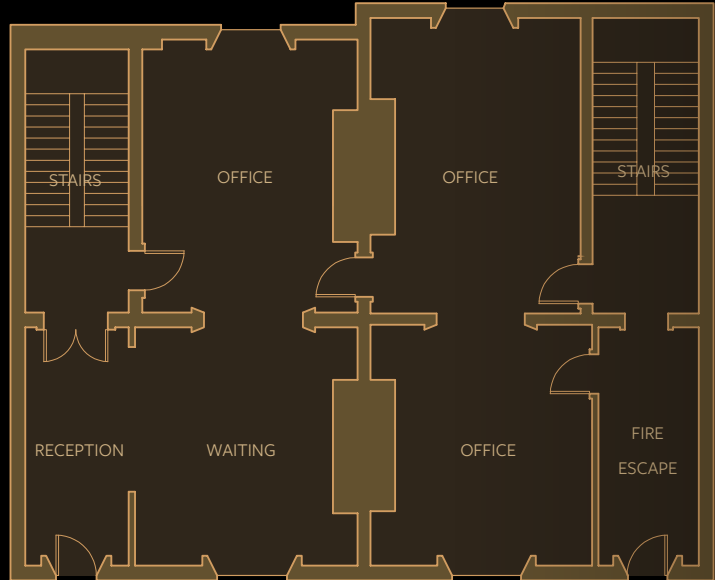
Floor	Sq.M.	Sq.Ft.
Garden Level	108.7	1,170
Ground	108.6	1,169
First	117.6	1,266
Second	109.1	1,174
Third	74.8	805
Total	518.8	5,584

*Parties should satisfy themselves as to the accuracy of the above floor area details.

Basement

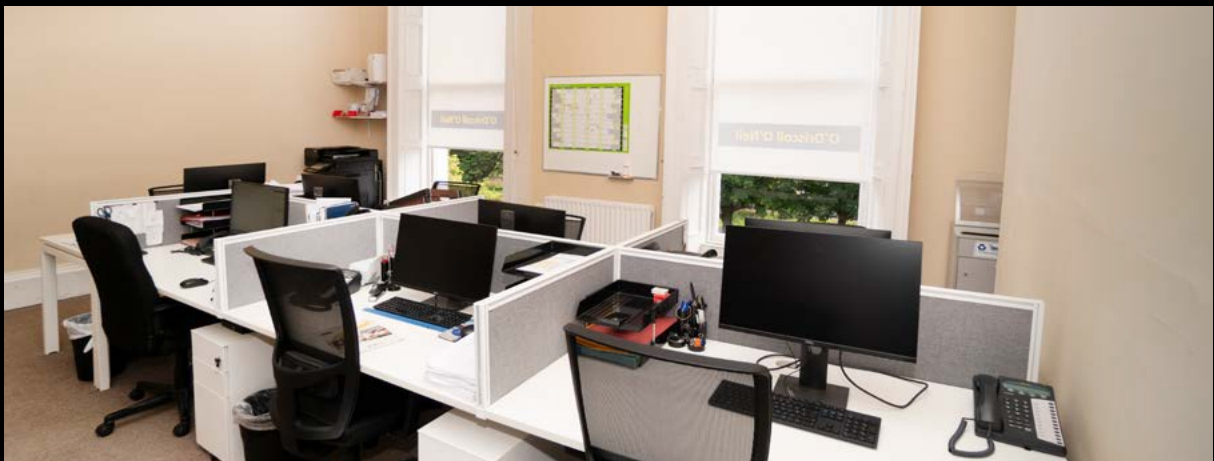


Ground Floor

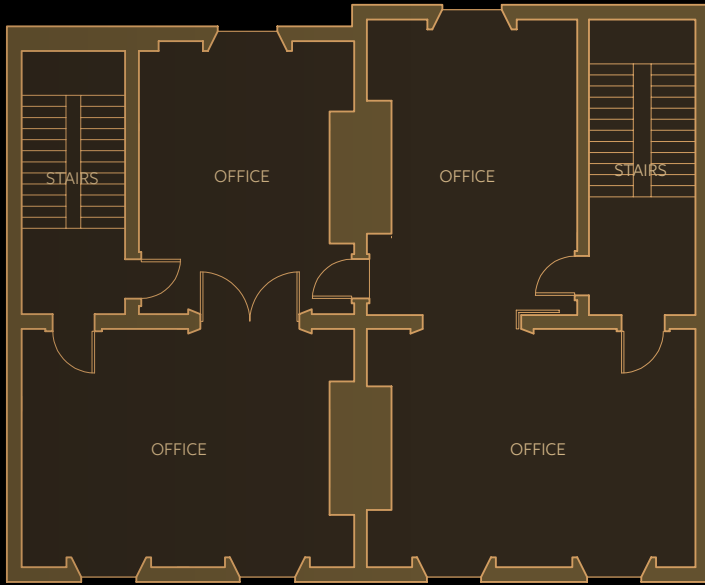


SPEC

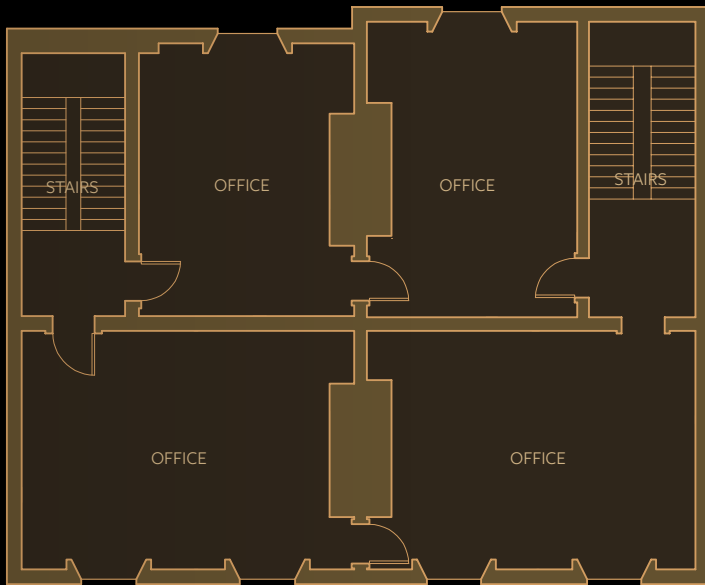
- Perimeter trunking
- CAT 5 Cabling
- Gas fired central heating
- CCTV
- Intruder Alarm
- Feature lighting
- Carpeted and wood flooring throughout
- Dual entrance if required, allowing flexibility
- Staff amenities including new kitchen, dining room, shower facilities and staff training room.
- 6 secure car parking spaces



First Floor



Second Floor



Third Floor



FOR SALE / TO LET

17/18

HERBERT PLACE

LEASE/ FOR SALE

Available immediately by way of a new lease.
Consideration may also be given to a sale of the entire.

QUOTING RENT/PRICE

On application

VIEWING

Strictly by appointment with
sole agents only



Tel: +353 1 6477900

Hambleden House / 19/26 Pembroke Street Lower / Dublin 2
www.bannon.ie

JULIA HALPENNY

+353 1 6477900 / jhalpenny@bannon.ie

PSRA: 001830-008945

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