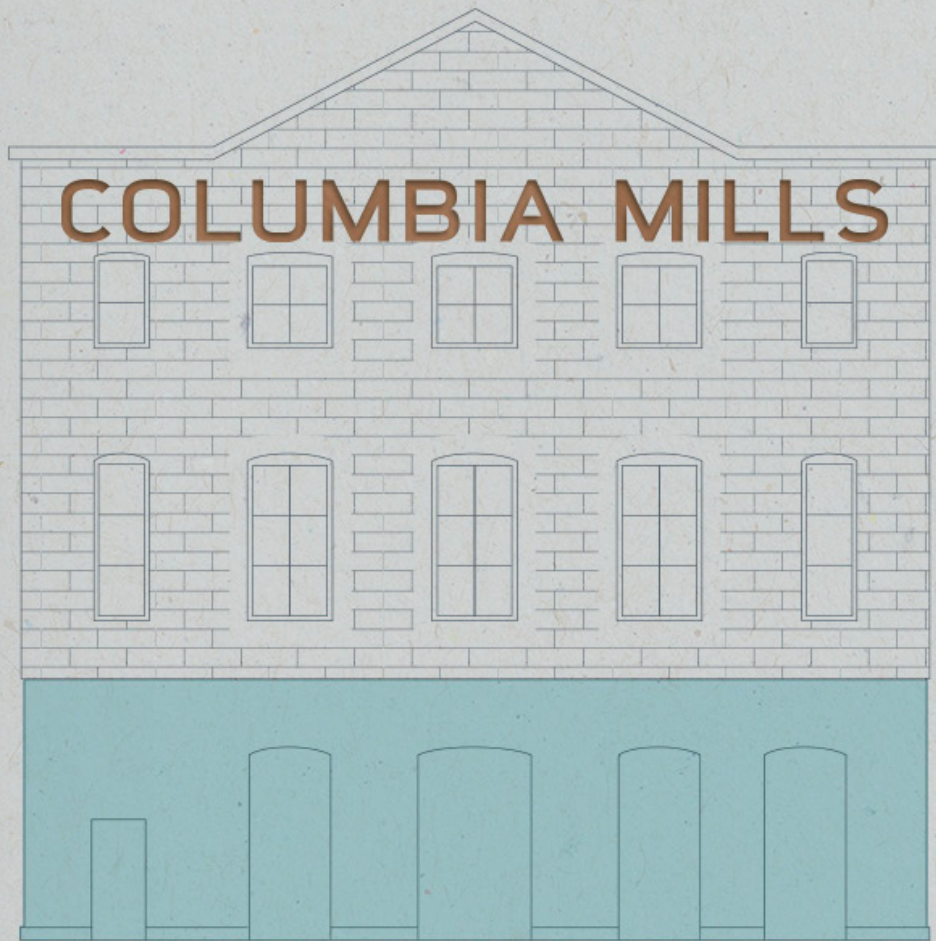


TO LET



14-15 SIR JOHN ROGERSON'S QUAY, DUBLIN 2

BER EXEMPT



Columbia Mills,
14-15 Sir John Rogerson's Quay,
represents a rare opportunity
to lease an impressive newly
refurbished office building in a
prime riverfront CBD location.

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EXECUTIVE SUMMARY



HIGH-PROFILE RIVERFRONT OFFICE BUILDING
IN DUBLIN'S SOUTH DOCKLANDS



UNIQUE 3 STOREY CONVERTED WAREHOUSE
EXTENDING TO APPROX. 8,033 SQ FT NIA



RARE OPPORTUNITY TO LEASE AN OWN DOOR OFFICE BUILDING
IN PRIME DOCKLANDS LOCATION



RECENTLY REFURBISHED
TO A HIGH STANDARD



READY FOR IMMEDIATE
OCCUPATION

EXCELLENT PUBLIC TRANSPORT LINKS



PEARSE STREET DART STATION
600M OR 6 MIN WALK



SPENCER DOCK LUAS STOP
750M OR 8 MIN WALK



DUBLIN BIKE SCHEME
70M OR 1 MIN WALK



DOCKLANDS TRAIN STATION
800M OR 8 MIN WALK



PROPERTY HIGHLIGHTS



FLEXIBLE
FLOOR PLATES
BETWEEN APPROX
735 SQ FT - 2,080 SQ FT



EASILY
ACCESSIBLE
PRIME WATERFRONT
LOCATION



ICONIC DUBLIN
OFFICE BUILDING
WITH UNIQUE
ARCHITECTURAL FEATURES



MODERN DESIGN
WITH BRIGHT AND SPACIOUS
FLOOR PLATES

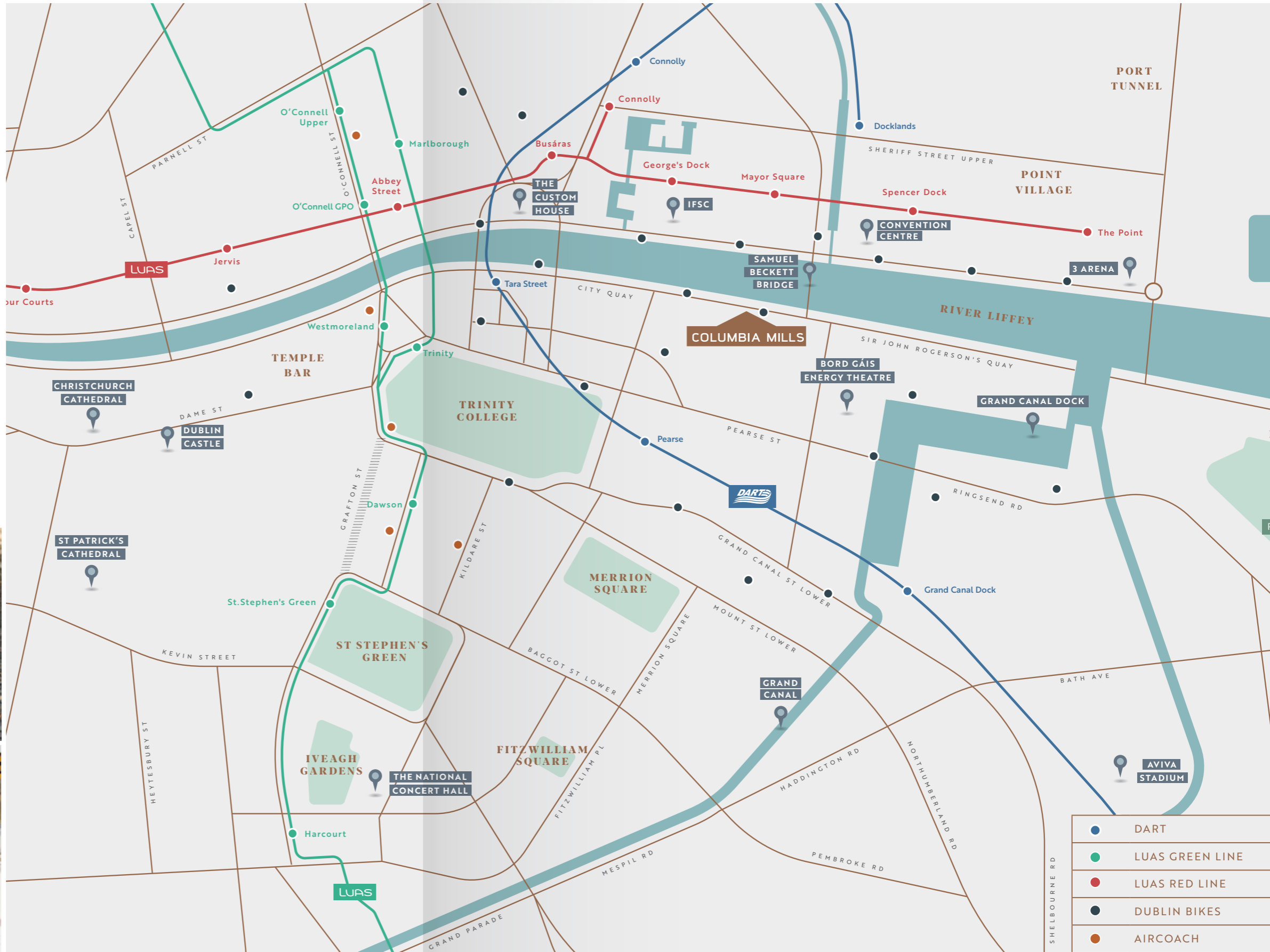
The Location

Columbia Mills boasts unrivalled accessibility to the north and south dockland areas with the property occupying a prime position fronting on to the River Liffey.

The South Docks is at the heart of Dublin's very own smart city; an initiative by Dublin City Council to engage with smart technology providers, researchers and citizens to solve challenges and improve city life.

Offering peerless connectivity with the city around it, SJRQ benefits from all major public transport links with DART and LUAS lines, numerous bus routes and bike stations.

Over 40,000 people work in this thriving business district and up to 26,000 residents. It is also home to many of the world's leading global technology companies, who are ready and eager to make use of a world-class testbed in their backyard.





Some key amenities in the immediate area include The Convention Centre Dublin, an array of hotels, The 3Arena, The Bord Gáis Theatre, National College of Ireland and a variety of cafe's, restaurants and pubs.





Your Neighbours

1. JP MORGAN
2. INDEED
3. STATE STREET
4. SPACES
5. MATHESON
6. SEB LIFE/LOGMEIN/RALPH LAUREN
7. TRIP ADVISOR
8. INVESCO
9. ACCENTURE
10. AIR BNB
11. APTIV
12. GOOGLE
13. ANCESTRY.COM
14. BEAUCHAMPS / BNY MELLON
15. MCCANN FITZGERALD
16. MARKER HOTEL
17. FACEBOOK
18. WILLIAM FRY
19. TIKTOK
20. THREE
21. BLOOMBERG
22. CORE MEDIA
23. COLUMBIA MILLS
24. PUBLICIS
25. ICONIC OFFICES
26. RIOT GAMES
27. AUTODESK
28. INFORMATICA
29. CITI
30. A & L GOODBODY
31. AIG
32. HUBSPOT
33. NEW DEVELOPMENT UNDER CONSTRUCTION



The Property

Columbia Mills comes to the lettings market with the benefit of being recently refurbished throughout, offering occupiers the opportunity to lease prime office accommodation in the heart of the South Docklands and CBD area.

With exposed steel roof beams and distinctive features, it is one of the few remaining buildings in south Docklands which retains its warehousing façade from the nineteenth century.

The building extends to approximately 8,033 sq ft NIA in total, including a basement and mezzanine floor. It is truly unique with exposed brick and steelwork throughout and provides for an expansive sense of space with higher than standard floor to ceiling heights. The property also benefits from newly fitted kitchens at ground, first and second floor level as well as new shower rooms in the basement. The basement can be accessed via a side door to the front of the building and offers plenty of space for bicycle storage.

One of the attractions of the current property is its views over the River Liffey in an area where canoes, kayaks, rowing clubs, the tourist attractions such as The Famine Statues, The Spirit of Docklands Ferry, The Jeannie Johnson tall ship, The National Conference Centre and CHQ as well as the attractively laid out campshires, make the surrounding area one of the more vibrant stretches of the river.

The abundance of amenities at this accessible address is the reason why companies like TikTok, Facebook, Tripadvisor, Riot Games, Core Media, Autodesk, Aptiv, Hubspot, Google, Twitter and Informatica have chosen this dynamic smart quarter of Dublin's central business district.



Prime waterfront location in the heart of the South Docklands and CBD area with large, bright floor plates.

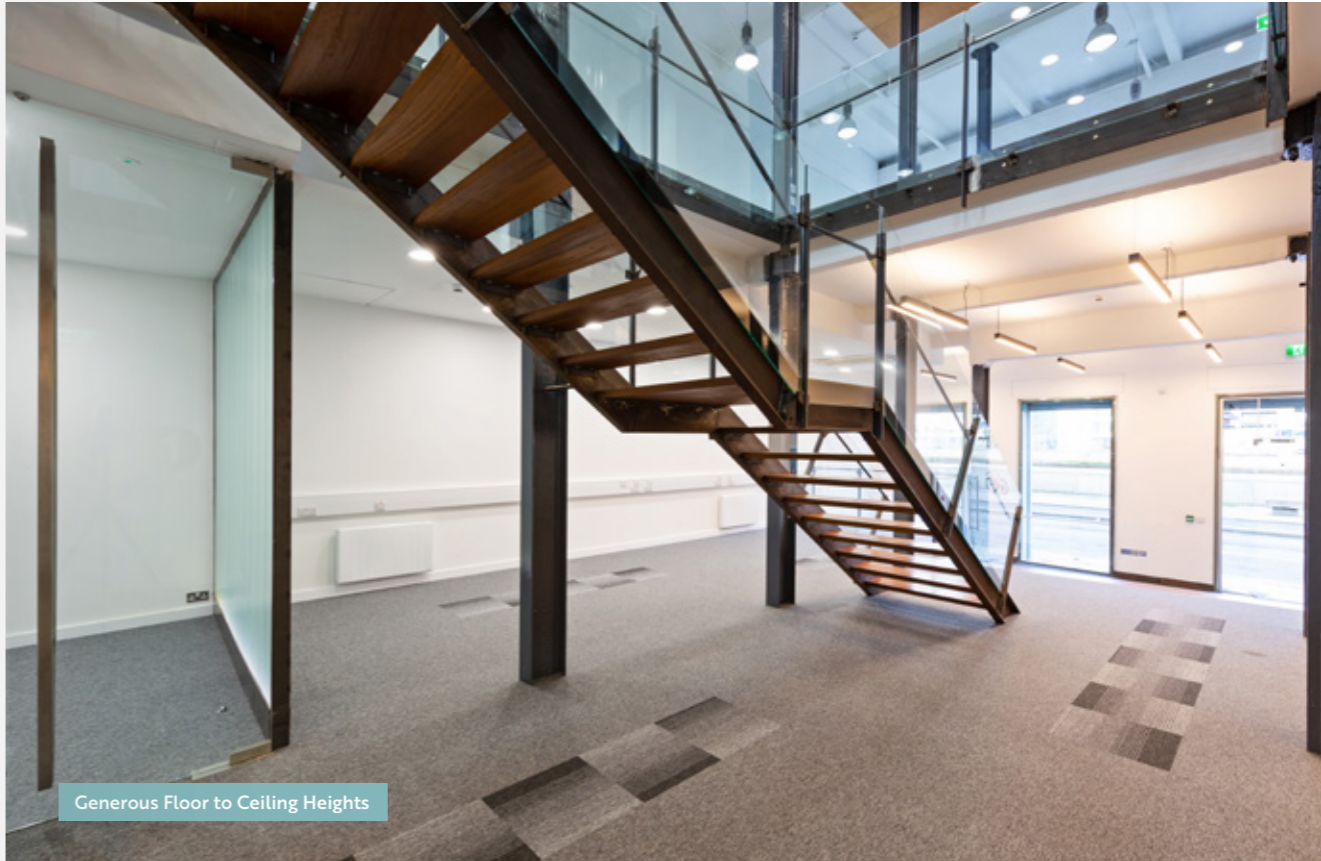




Feature Stairwell



Mezzanine Floor



Generous Floor to Ceiling Heights

The History

14-15 Sir John Rogerson's Quay has a colourful history. It once featured in a Roddy Doyle inspired film called 'The Commitments' about a Dublin soul music band, providing the location for the last pub scenes in the then "Columbia Mills" bar.

At one stage in the 1990's the office space was partially occupied by Clannad Music. It was located just a few minutes walk from music recording venues such as Windmill Lane Studios and Lombard Studios.

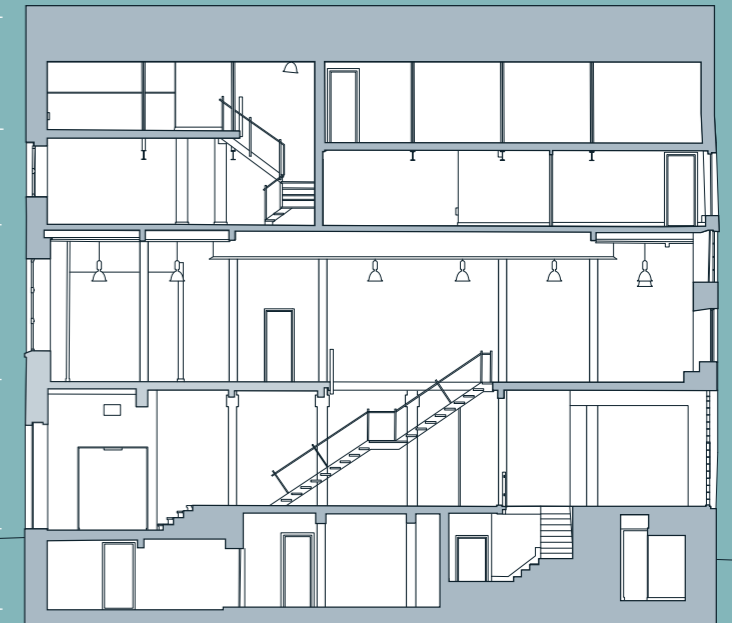
Before the turn of the Millennium it became synonymous with an alternative Dublin music and dance scene. Young people at that time referred to Columbia Mills as a landmark in order to explain they were visiting this section of Sir John Rogerson's Quay which is closest to the city centre.



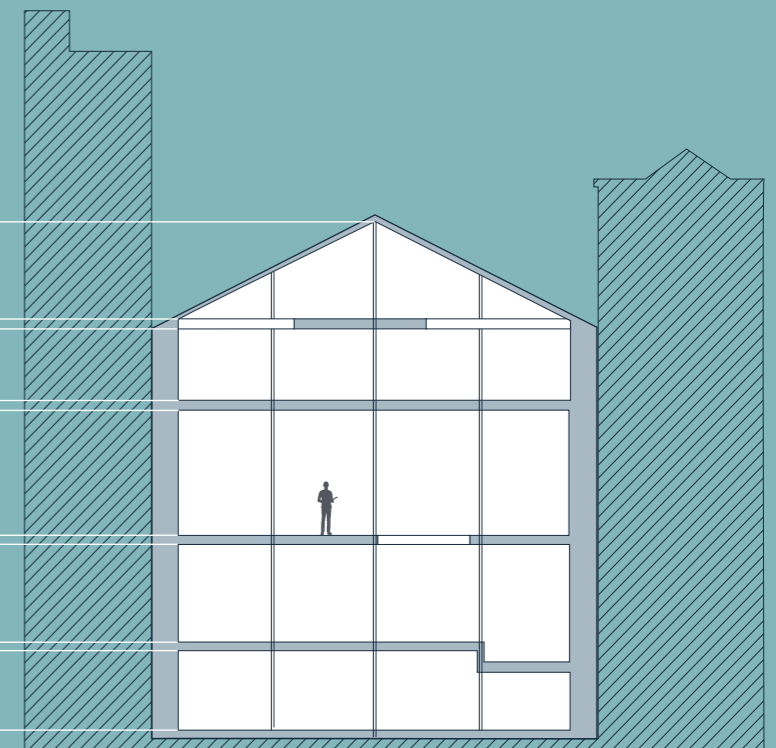
COLUMBIA MILLS

Cross Sections

- RIDGE +17.69M
- LEVEL 03 +14.50M
- LEVEL 02 +11.79M
- LEVEL 01 +7.31M
- LEVEL 00 +3.79M
- LEVEL -01 +0.79M



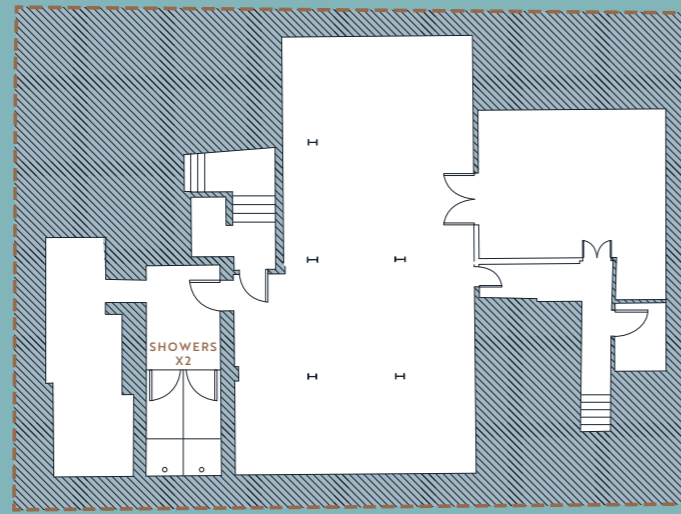
- LEVEL 03 3.16m
- LEVEL 02 2.48m
- LEVEL 01 4.33m
- LEVEL 00 3.23m
- LEVEL -01 2.62m



Floor Plans

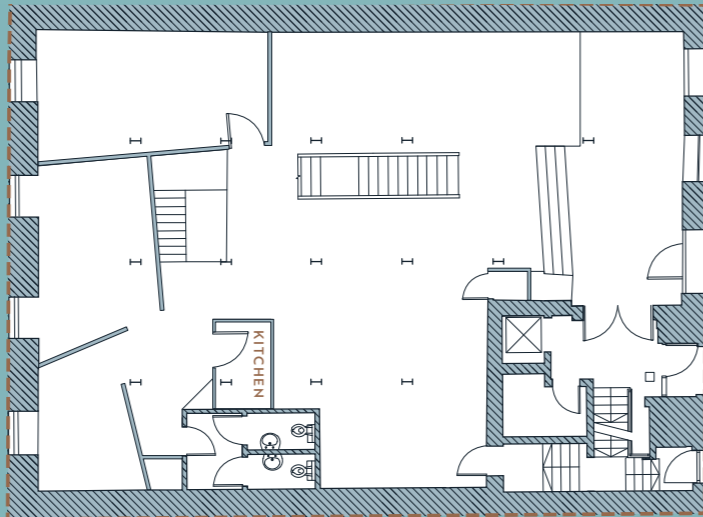
Basement

61.9 SQ M / 666.27 SQ FT



Ground Floor

172.58 SQ M / 1,857.67 SQ FT



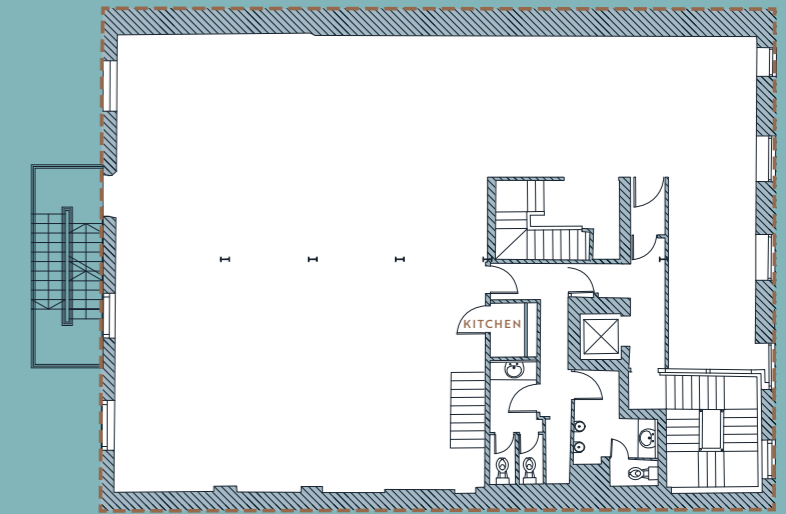
First Floor

185.92 SQ M / 2,001.27 SQ FT



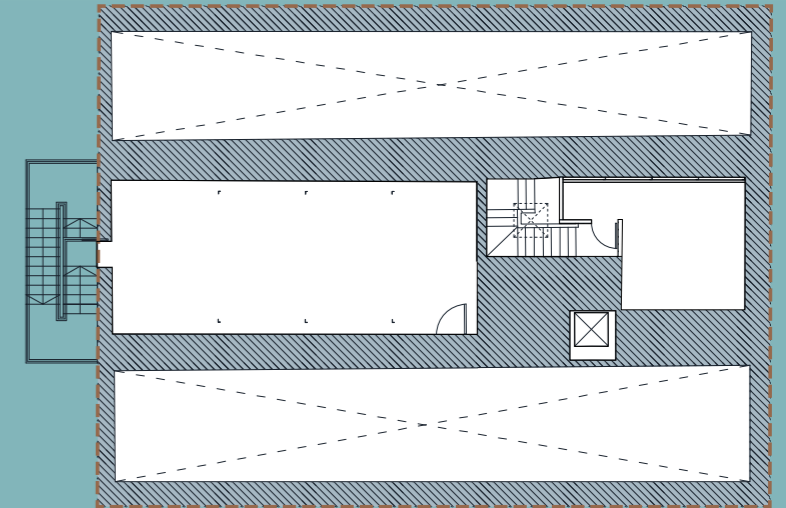
Second Floor

193.5 SQ M / 2,082.81 SQ FT



Mezzanine

68.25 SQ M / 734.67 SQ FT



Accommodation

FLOOR	SQ M (NIA)	SQ FT (NIA)
Storage / Low	64.22	691.23
Basement	61.9	666.27
Ground Floor	172.58	1,857.67
First Floor	185.92	2,001.27
Second Floor	193.50	2,082.81
Mezzanine Floor	68.25	734.67
Total Area	746.38	8,033.92

The floor areas and floor plans / layouts listed are approximate and interested parties should measure and satisfy themselves in relation to all building measurements.

Further Information

Business Rates

The 2021 rateable Value for the property is €75,600 and the rates payable for 2022 are €20,260.80. This is subject to change.

Viewings

Viewings of the property are strictly by appointment, please contact the sole selling agent to arrange a viewing of the site.

Letting Terms

The property is available to let on a single letting own door basis. Terms by negotiation with the sole letting agent.

BER

BER Exempt

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