

A PRESTIGIOUS DEVELOPMENT & INVESTMENT OPPORTUNITY
AT ONE OF DUBLIN'S MOST ICONIC LOCATION'S



THE
MERRION SQUARE
COLLECTION

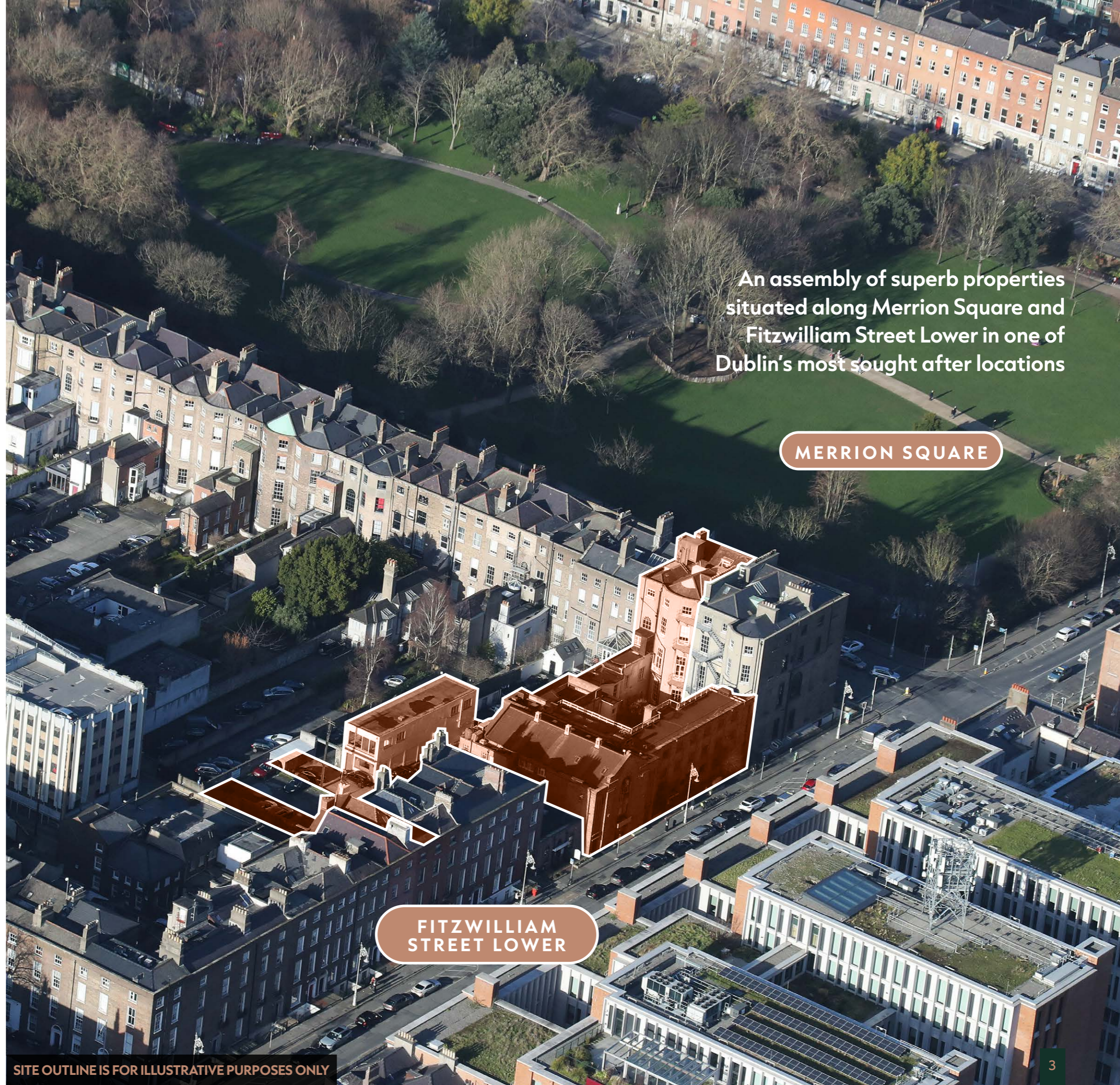
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ASSET SUMMARY

- Properties included within the sale as follows;
 - No. 54 Merrion Square
 - Clifton Hall
 - Clifton House
 - Clifton Mews
 - Clifton Car Park
 - A Portion of the Rear Yard of No. 55 Merrion Square
- Total site area extends to approx. 0.16 ha (0.40 acre)
- Total sq ft extends to approx. 1,731 sq m (18,634 sq ft)
- Current passing rent of c. €404,000 in use as a serviced office
- Potential to increase rent to c. €575,000 upon full occupancy
- Prominent location within the heart of Georgian Dublin 2
- Shay Cleary Feasibility study highlights potential for a luxury office, hotel, or residential scheme development (SPP)



An assembly of superb properties situated along Merrion Square and Fitzwilliam Street Lower in one of Dublin's most sought after locations

MERRION SQUARE

FITZWILLIAM STREET LOWER

LOCATIONS

- | | | | | | |
|--------------------------------|--------------------------------|--------------------------------------|------------------------------|-----------------------|-------------------------|
| 1. Trinity College Dublin | 7. Pearse Street Train Station | 13. Baggot Street Lower | 19. SMBC | 25. Grand Canal Docks | 31. Bull Island |
| 2. River Liffey | 8. The Merrion | 14. Clontarf | 20. ESB HQ | 26. Miesian Plaza | 32. Howth |
| 3. National Gallery of Ireland | 9. Convention Centre | 15. 3 Arena | 21. Fitzwilliam Street Upper | 27. Google EMEA HQ | 33. The Shipping Office |
| 4. Fairview Park | 10. Bord Gais Energy Theatre | 16. Merrion Street Upper | 22. Mount Street Upper | 28. Dublin Port | 34. Cumberland Place |
| 5. Westland Row | 11. North Docklands | 17. Merrion Square Collection | 23. The Treasury Building | 29. Shelbourne Park | 35. Grand Canal Dock |
| 6. Department of the Taoiseach | 12. Merrion Square | 18. Fitzwilliam Street Lower | 24. Boland's Mill | 30. Ringsend Park | |



MERRION SQUARE

The property is situated on the southern side of Merrion Square, with the benefit of significant road frontage onto Fitzwilliam Street Lower as well.

Merrion Square is one of the most prestigious addresses within Dublin 2 and is characterised by magnificent Georgian properties surrounding the beautifully landscaped open green space.

This famed location is within easy walking distance of a range of transport links, including the Luas (green line) stops at Dawson Street and St Stephen's Green and Pearse DART station. Numerous bus routes are available close to the property providing convenient access to all locations. The Aircoach, which provides access to Dublin airport, has a stop at Merrion Square. There are various amenities within walking distance, including St. Stephens Green Grafton Street. The surrounding area benefits from a wide range of facilities such as cafés, restaurants, pubs and hotels. Nearby occupiers include, Dáil Éireann, The ESB, 5 star Merrion Hotel, National History Museum, Bord Bia and the American College Dublin.



THE PROPERTIES

NO. 54 MERRION SQUARE

An exceptional Georgian Building which has been excellently maintained throughout. Comprises of four storeys over basement levels and extends to approximately 601 sq m (6,470 sq ft).

Internally, the building is laid out with a mix of open plan and individual offices throughout. The building is listed as a protected structure with many of the original features retained. The building benefits from a lift which serves all 5 floors of the property.



THE PROPERTIES

CLIFTON HOUSE

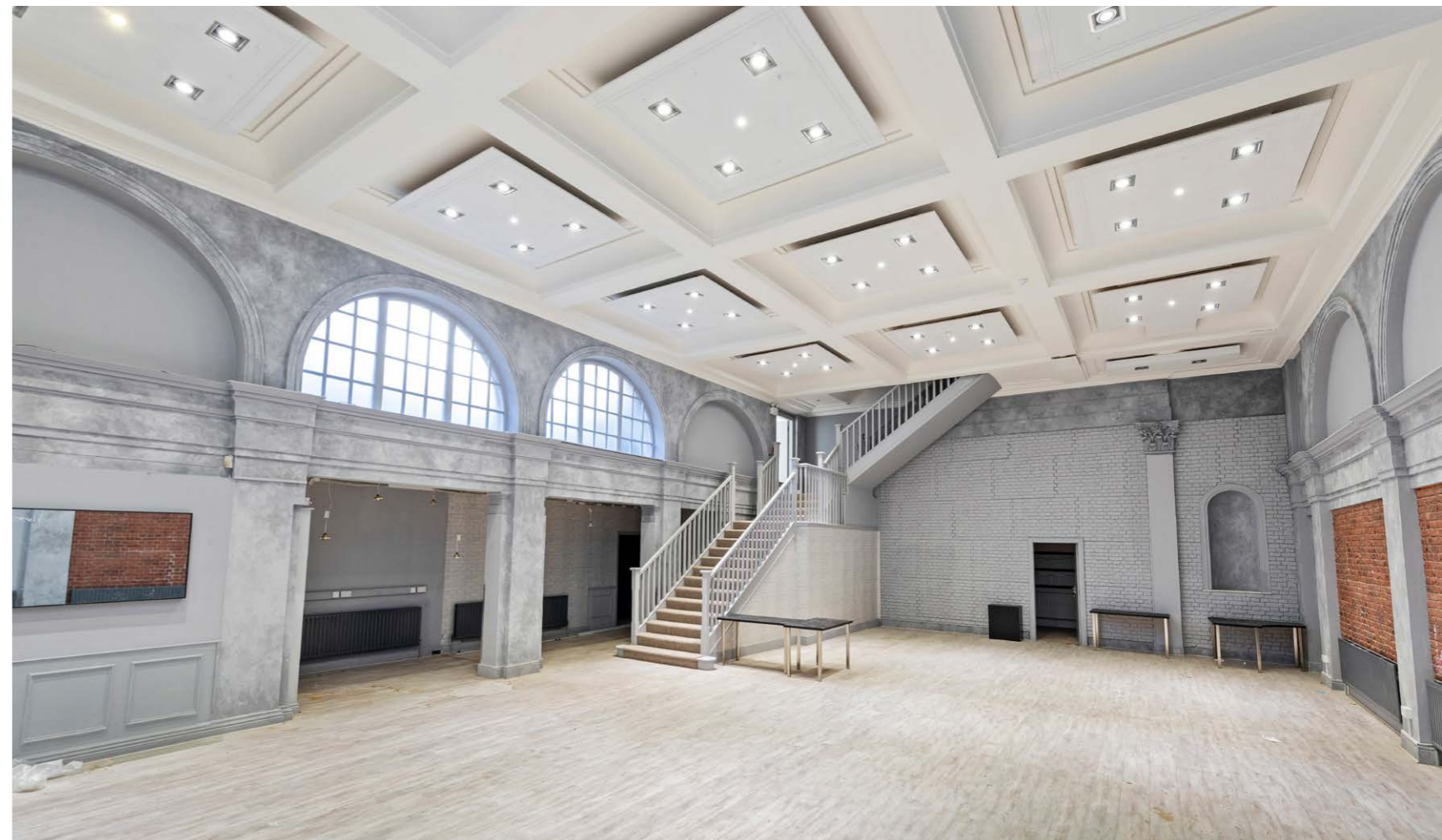
Clifton House comprises a part two storey/part three storey over basement building, extending to approximately 464 sq m (5,669 sq ft) situated along Fitzwilliam Street Lower. The property is a U-shaped layout and arranged around a central courtyard.

Internally, the building is laid out as serviced offices with individual offices separated by concrete block walls and partition walls in places. There is no lift within the building with access to the upper floors available via stairwells. The offices comprise of solid carpet floors with perimeter trunking, led lighting, plastered and painted walls and ceilings, with gas heating throughout. The building is not listed.

CLIFTON HALL

Clifton Hall comprises a three storey commercial building fronting onto Fitzwilliam Street Lower, benefitting from excellent street frontage. The building, which extends to approximately 419 sq m (4,515 sq ft), was previously in use and operating as a card club and more recently, as a film studio. The building is currently vacant.

Externally, the building is of a unique design with a concrete block construction, a red brick façade and a pitched slated roof. There is a plaster and render finish throughout, and fire escape to the rear. Internally, the building consists of solid carpeted floors and walls which incorporate a mix of plaster, paint and wallpaper throughout the property. This building is also not listed.



THE
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THE PROPERTIES

CLIFTON MEWS

The Mews predominately comprises a detached two-storey office building, with a part single storey section to the rear. The building extends to approx. 184 sq m (1,980 sq ft). Internally, the building is laid out with a large open plan office, which includes a mix of a boardroom, cellular offices and toilet facilities. Access to the property is via an archway and lane situated off Fitzwilliam Street Lower, or via Fitzwilliam Lane. Externally, the property is of concrete frame construction with a rendered and painted exterior, all under a flat roof.

CLIFTON CAR PARK

The car park is situated to the rear of the overall site and benefits from two separate accesses via Fitzwilliam Street Lower and Fitzwilliam Lane and is flat throughout. The Vendor has 10 spaces of the overall car park within it's ownership, which are all allocated for it's serviced office providing, with the remaining spaces in separate ownership.

A PORTION OF THE REAR YARD OF NO. 55 MERRION SQUARE

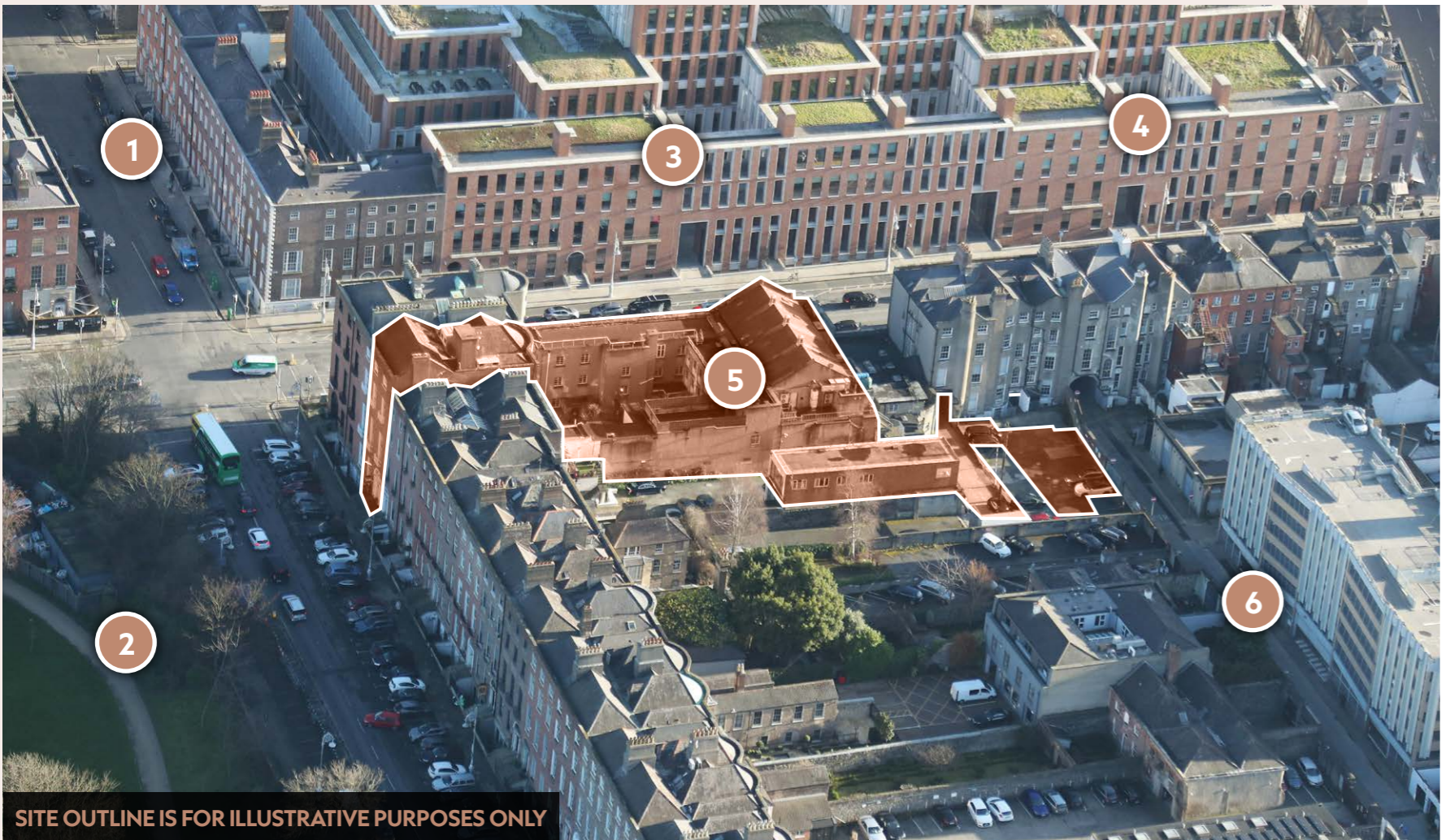
This section of the property is currently in use as a car park, providing 9 spaces. This is also used as a vehicular access point to car spaces at the rear of No. 55 Merrion Square and No. 56 Merrion Square, with a Right of Way over the lands being retained for this purpose.



INVESTMENT OPPORTUNITY

The property is currently in operation as a serviced office known as 'Clifton House Business Centre' and is Dublin's first and longest provider within this sector. The property is c. 70% occupied at present and is multi let across several tenancies, which are all on licence agreements. The current passing rent of the building is €403,000, with potential to increase this to c. €575,000. A full tenancy schedule, with current expenses, is available to download within our data room.

- 1. Mount Street Lower
- 2. Merrion Square
- 3. SMBC Aviation Captial
- 4. ESB Head Office
- 5. **The Merrion Square Collection**
- 6. Fitzwilliam Lane

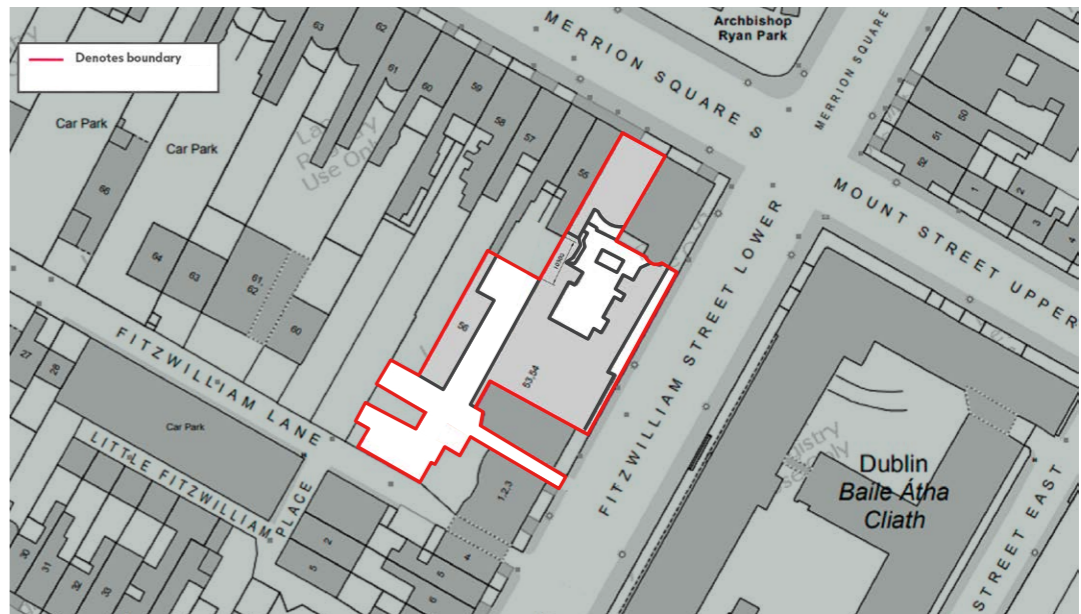
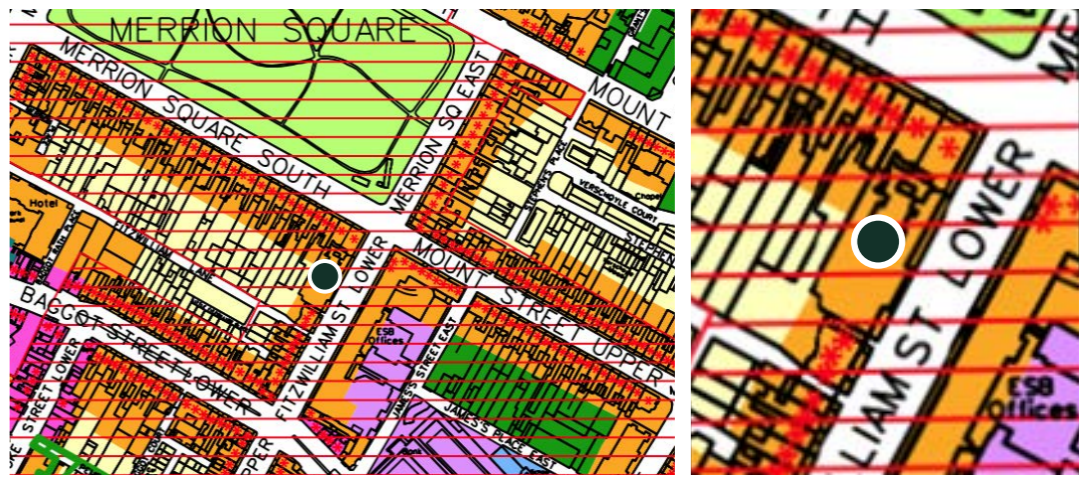


SITE OUTLINE IS FOR ILLUSTRATIVE PURPOSES ONLY

TOWN PLANNING

The property is predominantly zoned 'Z8 – Georgian Conservation Area' which is defined as "To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective." Under this zoning, office, hotel and residential are permissible uses.

A small portion to the rear of the site is also zoned 'Z2 – Residential Neighbourhoods' which can be defined as "To protect and/or improve the amenities of residential conservation areas." Under this zoning, residential is permissible while hotels and offices are open for consideration.



DEVELOPMENT OPPORTUNITY

Shay Cleary Architects have designed a contemporary scheme across the subject site, which has taken careful consideration of the sensitivities within the immediate area. The potential development retains the existing façades of the properties fronting onto Fitzwilliam Street, while adding massing to the rear of these facades, which steps up from the existing three stories at Clifton Hall to part four / part five stories in height. The proposed scheme will also retain a link directly into No. 54 Merrion Square.

The design of the scheme included advice and feedback from planning Consultants Brady Shipman Martin, who carried out a detailed planning report on the development potential site. Both the feasibility study and planning report are available to download from our data room.

The scheme highlights potential for three different uses which include, a full office, hotel or residential development across the entire site. A summary of the accommodation schedule is below, with a more detailed breakdown available within the report itself;

HOTEL OPTION

Rooms	Suites	Event Space / Reception
87	9	511 sq m

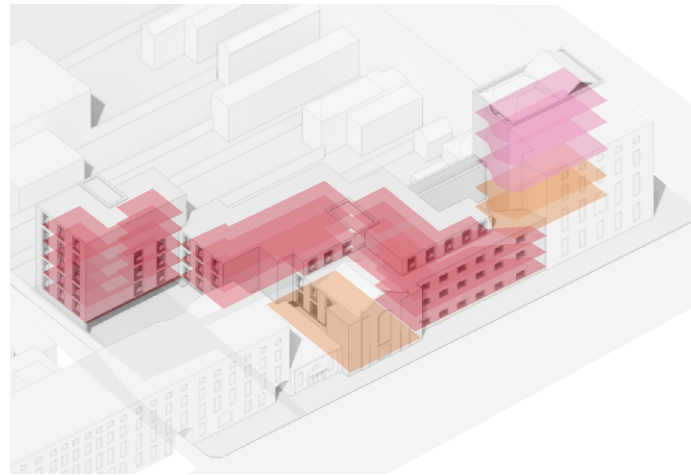
RESIDENTIAL OPTION

One Beds	Two Beds	Total Units	Residential Amenities / Large Townhouse
25 no. (50 sq m average)	18 no. (80 sq m average)	43 no.	282 sq m

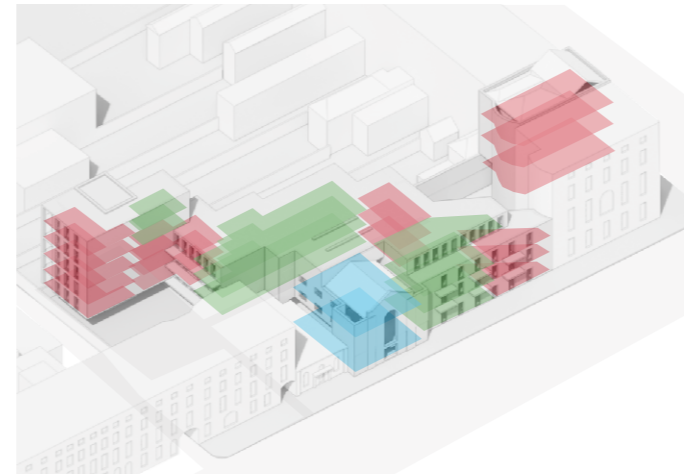
OFFICE OPTION

Office A	Office B	Office C	Total
1,151 sq m NIA	2,388 sq m NIA	651 sq m NIA	4,190 sq m NIA
1,470 sq m GIA	2,652 sq m GIA	824 sq m GIA	4,946 sq m GIA

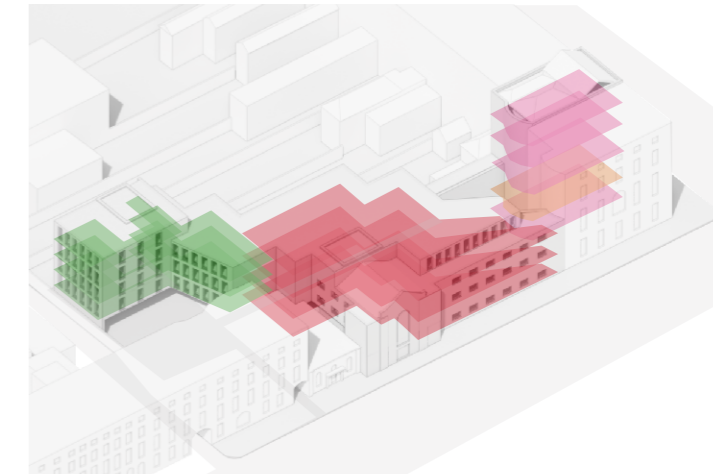
CGI



CGI



CGI



FLOOR PLAN



FLOOR PLAN



FLOOR PLAN





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TITLE

The property is held under freehold title.

METHOD OF SALE

For Sale by Private Treaty

SERVICES

We understand all public services are available to the property.

VIEWING

By appointment with the sole agents

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WEBSITE AND DATAROOM

www.themerrionsquarecollection.com

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