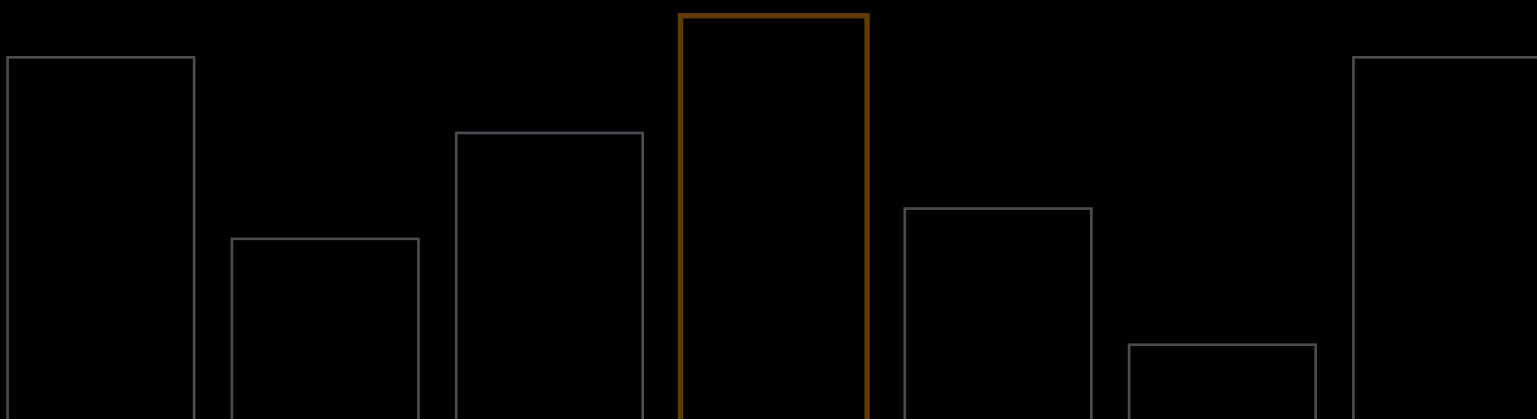


31

Golden Lane

36



31-36 Golden Lane is an excellent opportunity for to acquire a prominent corner office building with located just off George's Street in a thriving quarter



For Sale

Prominent 3 Storey Office Building

2,908 sqm
(31,304 sqft)



investors, developers and corporate owner occupiers obvious refurbishment and development potential of central Dublin.



Location

31 - 36 Golden Lane is situated just off George's Street which is an incredibly dynamic and popular part of the city with numerous restaurants and cafes. This exceptionally vibrant quarter is ideal for an office company to attract staff.

This central location is only 6 minutes walk from Stephen's Green and Grafton Street. The property occupies a high profile corner site with excellent frontage to Golden Lane and Ship Street Great. This central location has access to numerous amenities and transport links.

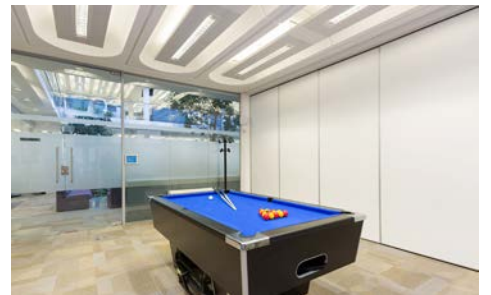
The property adjoins the Radisson Blu Royal Hotel and Latin Hall which are seven and six storey buildings.

- Located in a vibrant quarter beside the hugely popular Georges St area
- Three storey self-contained building
- Asset management opportunities to enhance value
- Refurbishment and development potential subject to planning permission
- Efficient large floor plates
- Vacant possession September 2017
- Central location and easily accessible
- 6 mins walk from St Stephen's Green Luas and Grafton Street

Specifications

- Raised access floors
- Painted concrete ceilings
- Integrated lighting
- Air-conditioning
- Double glazed windows
- Eight person lift serving all floors
- W.C facilities on all levels

The entire building is serviced by an air conditioning system with grills inset in the floor of each level. Heating/air conditioning is further supplemented by large detached units in selected locations throughout the building. In addition, the building is serviced by low rise radiators that are fired by a central gas system.



Transport

The property is strategically located in a core public transportation area of the city. The Green Line Luas on St. Stephen's green is a 6 minute walk and stops at areas such as Ranelagh, Dundrum, Sandyford and Cherrywood and will also connect with Luas Red Line on completion of the Luas Cross City which will give access to rail services from Maynooth and Dunboyne. The majority of quality bus corridors crossing Dublin City Centre and are typically 5 to 10 minutes walk from Golden lane.



Description

31-36 Golden Lane comprises a modern three storey office building with large efficient floor plates centred around an attractive glazed atrium, providing an abundance of light.

The property encompasses a red brick façade which features decorative green cladding.

The current layout is predominantly open plan with some executive offices and meeting rooms. A fully fitted staff canteen is located on the ground floor level with kitchenette facilities serving the other floors.



The Opportunity

There are extensive asset management opportunities to enhance value including redecorating or refurbishing the building to maximise the rental potential and or investigating the obvious potential for extending and adding extra floors subject to planning permission.

Zoning

The property is located within an area zoned Objective Z5 “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity” under the Dublin City Development Plan 2011-2017.

At A Glance

- Floor area IPMS 3: 2,908.20 sqm (31,304 sqft)
- 3 Storey building
- 0.14 hectares / 0.34 acre = approximate site area
- 6 minutes walk to St. Stephen's Green Luas
- Corner Building





Accommodation

The accommodation and approximate floor areas comprise:

Floor Areas	IPMS 3 Sqm	IPMS 3 Sqft	IPMS 2 Sqm	IPMS 2 Sqft
Ground	1,027.50	11,060	1,088.70	11,719
First	940.40	10,122	1,057.20	11,380
Second	940.30	10,121	1,057.40	11,382
Third			18.50	199
TOTAL	2,908.20	31,304	3,221.80	34,679
External Balconies				
Ground	-	-		
First	5.70	61		
Second	5.70	61		
	11.40	123		

All intending purchasers are specifically advised to undertake their own due diligence in respect of all information provided, including but not limited to the verification of floor areas.

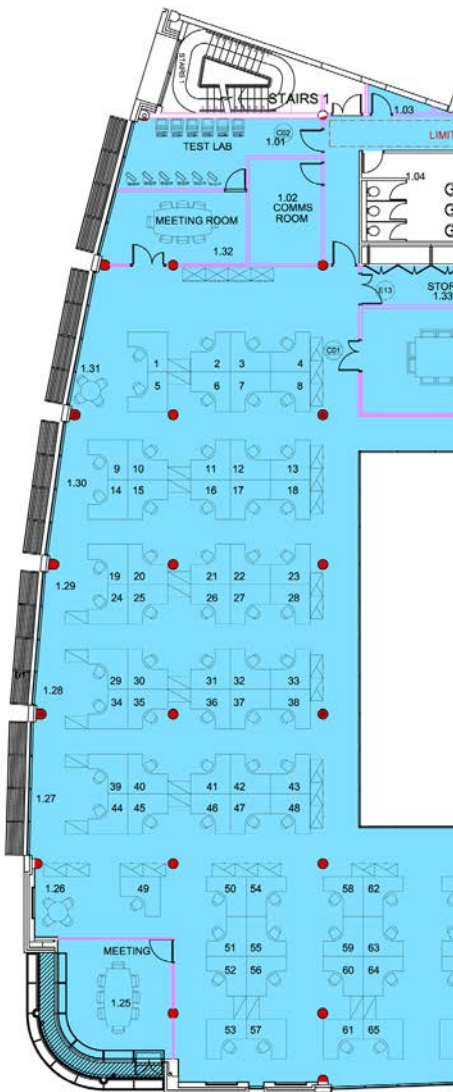
Floor areas and floor plans showing a breakdown for IPMS 3 and IPMS 2 were prepared by Banahan Surveyors and are available on request from Lisney. The basis of the measurement included limited on-site measurements verifying CAD plans. IPMS 3 areas are on the basis of single occupier.

Floor Plans

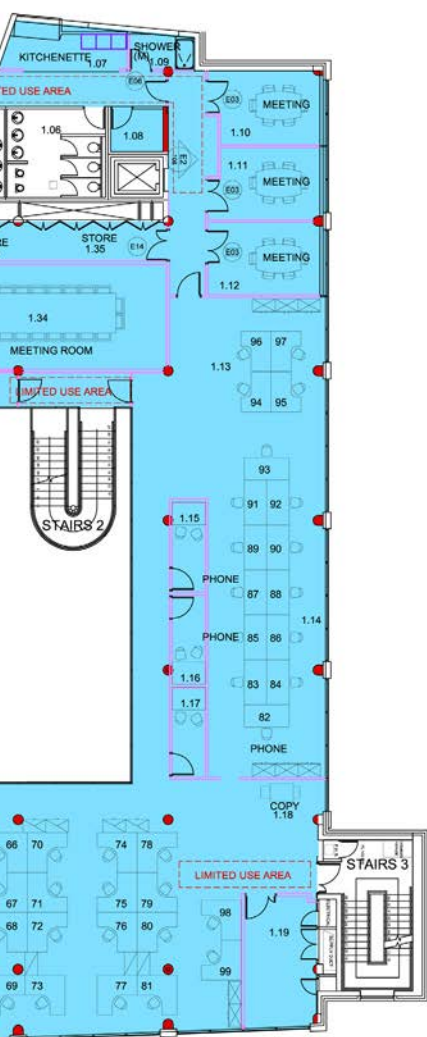


Ground Floor

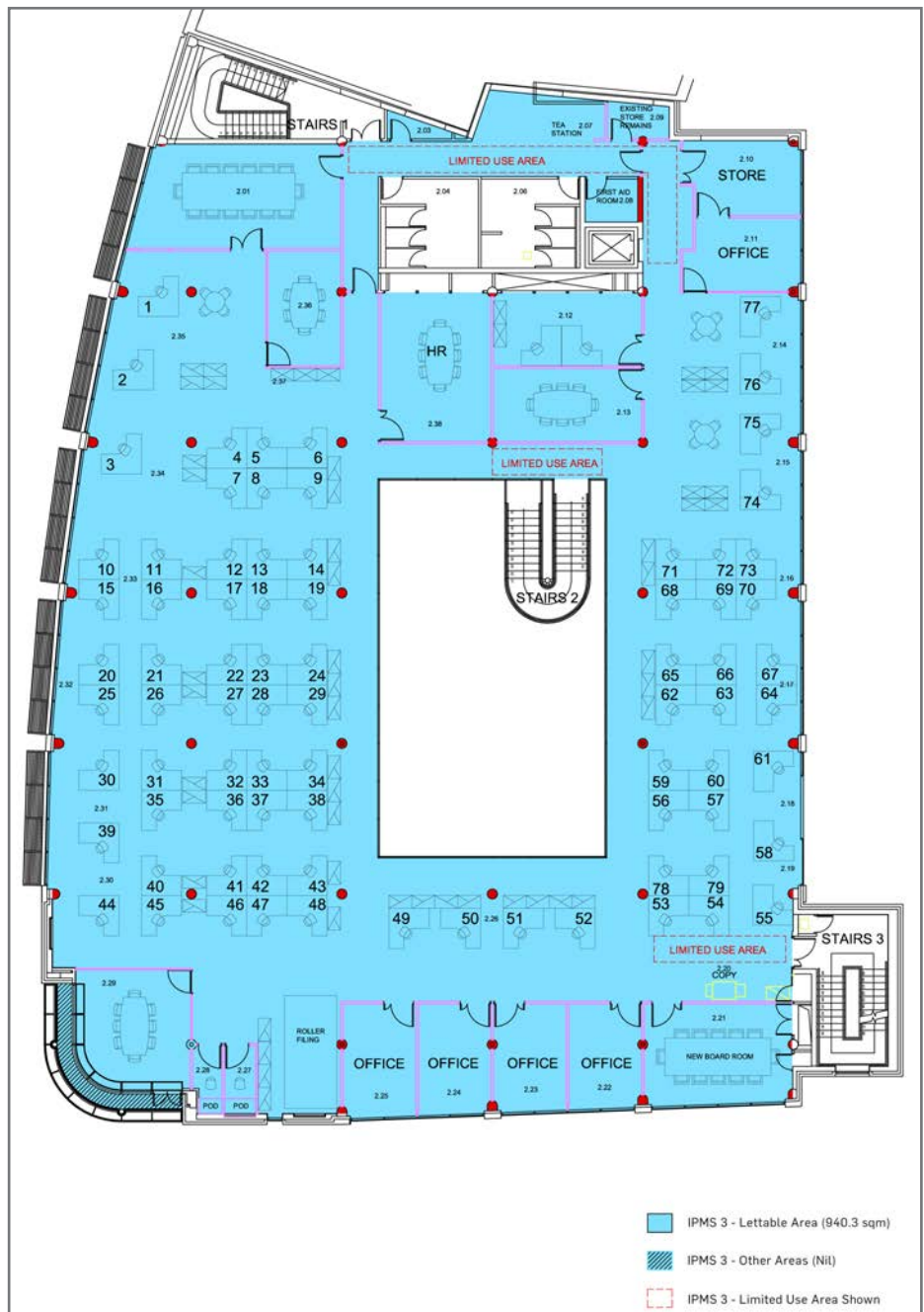
First



Floor



- IPMS 3 - Office Floor Area (1,027.5 sqm)
- IPMS 3 - Other Areas (5.7 sqm)
- IPMS 3 - Limited Use Area Shown



- IPMS 3 - Lettable Area (940.3 sqm)
- IPMS 3 - Other Areas (Nil)
- IPMS 3 - Limited Use Area Shown

Second Floor



Vacant Possession

The current occupier will vacate the premises before September 2017 and does not have lease renewal rights.

Sale Process

The property is for sale by private treaty.

BER Information

BER: C1 based on the current specification

BER C1

BER No: 8000516379 based on the current use

Contact

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Lisney

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Golden Lane

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