



Brewhouse, Kilkenny

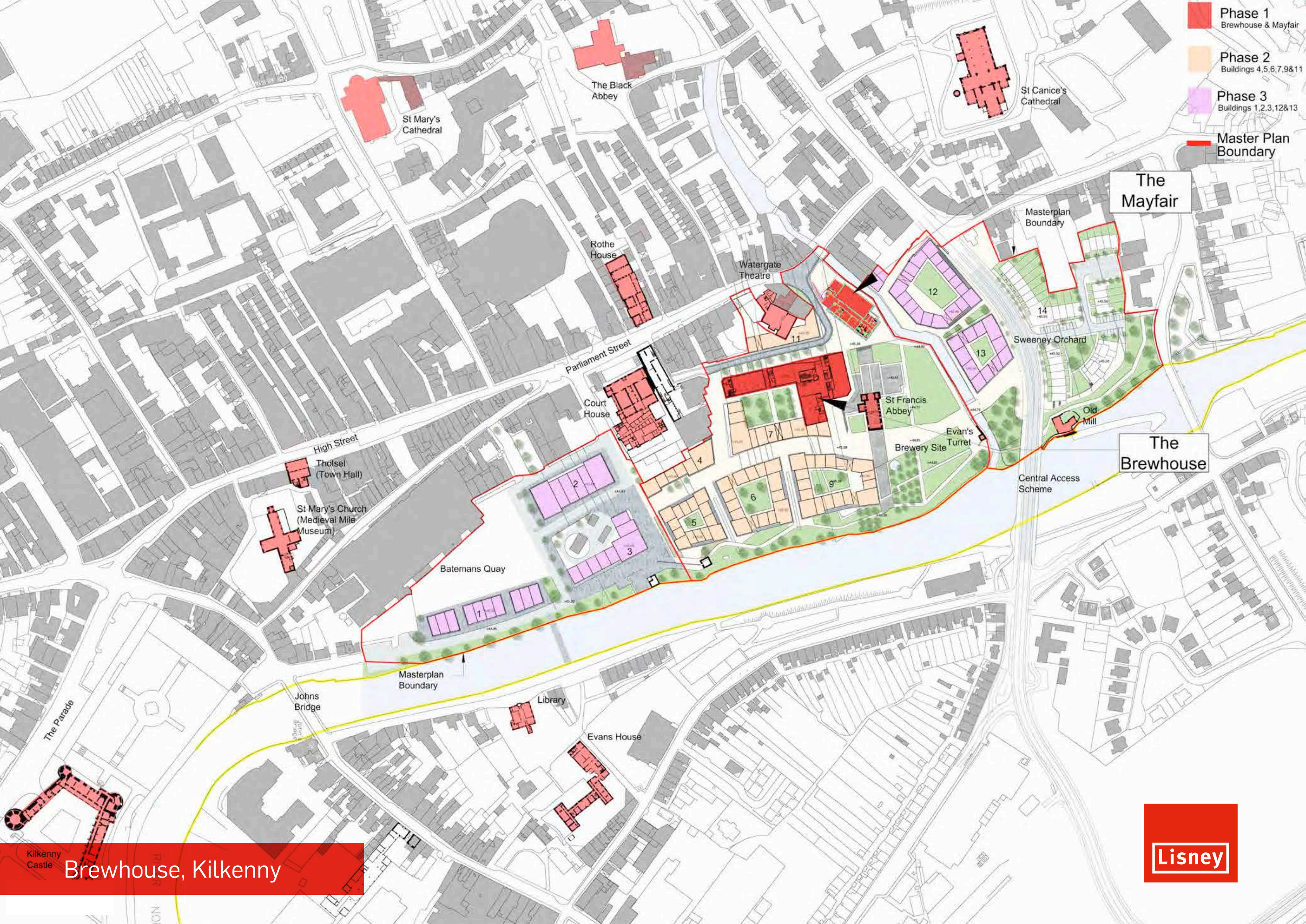




Brewhouse, Kilkenny







- Phase 1  
Brewhouse & Mayfair
- Phase 2  
Buildings 4,5,6,7,9&11
- Phase 3  
Buildings 1,2,3,12&13
- Master Plan  
Boundary

The  
Mayfair

The  
Brewhouse

Brewhouse, Kilkenny







Brewhouse, Kilkenny

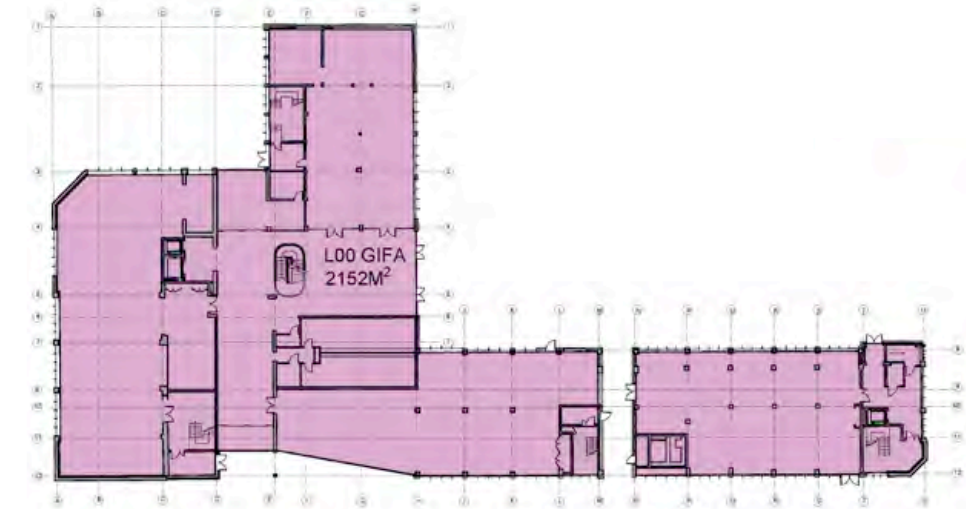
Lisney



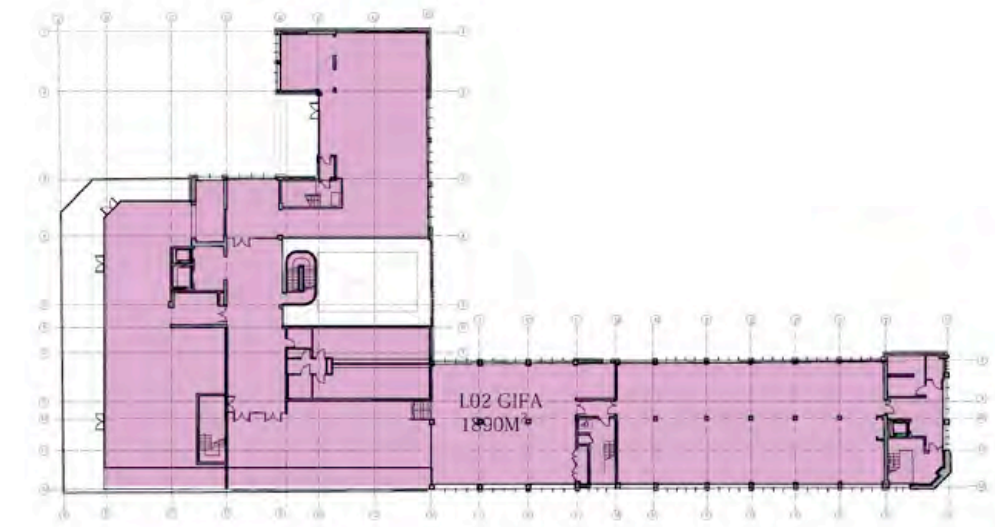
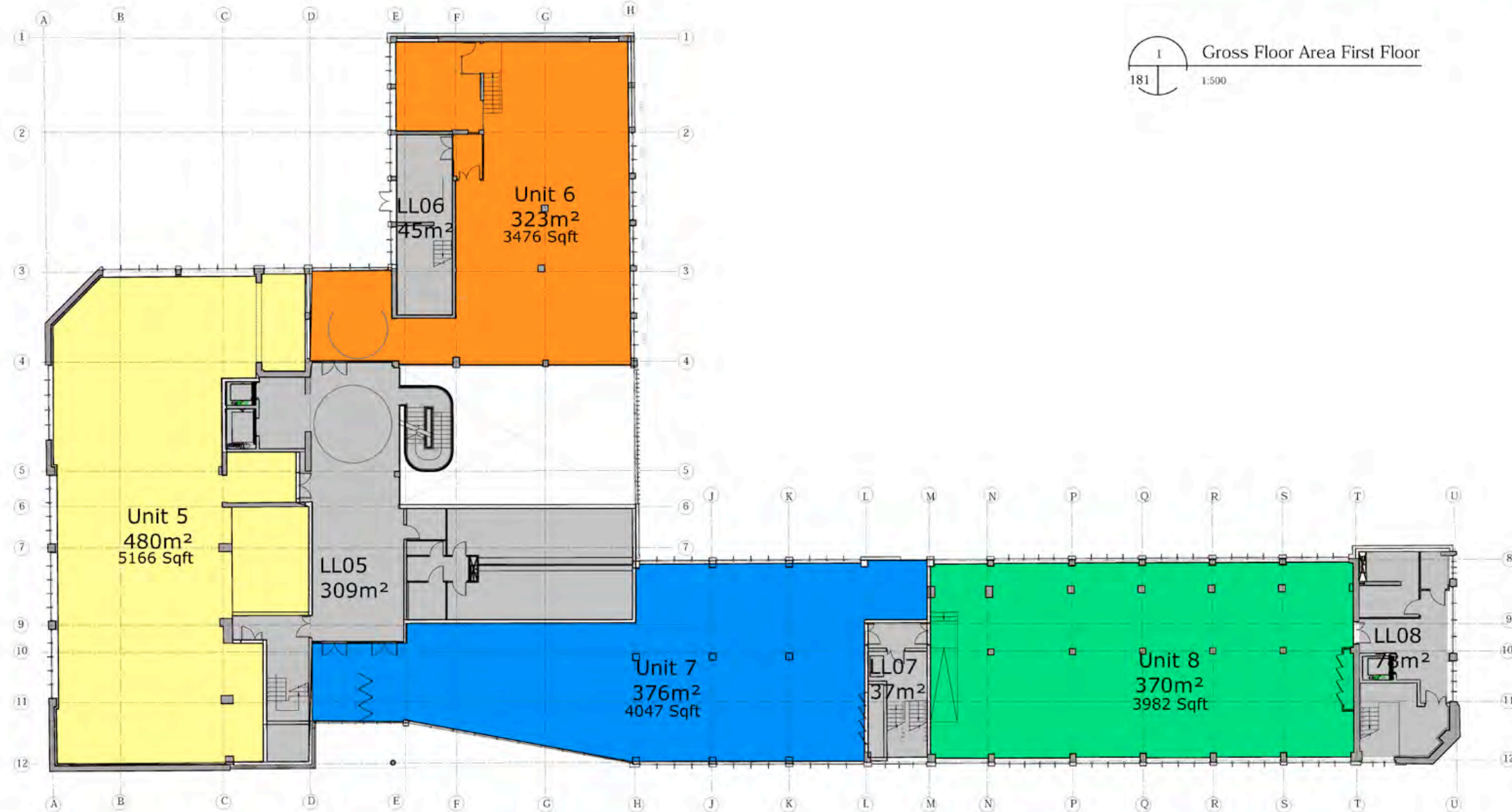


Brewhouse, Kilkenny



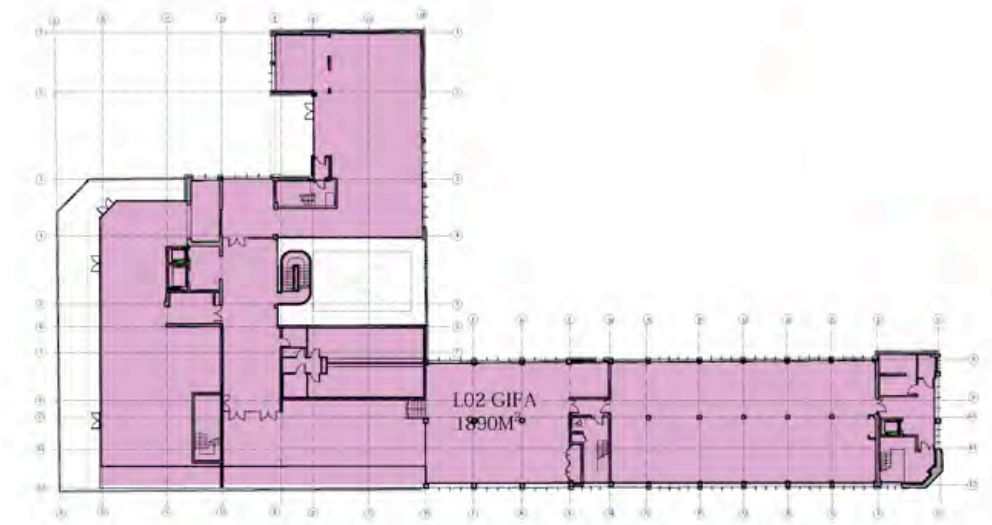
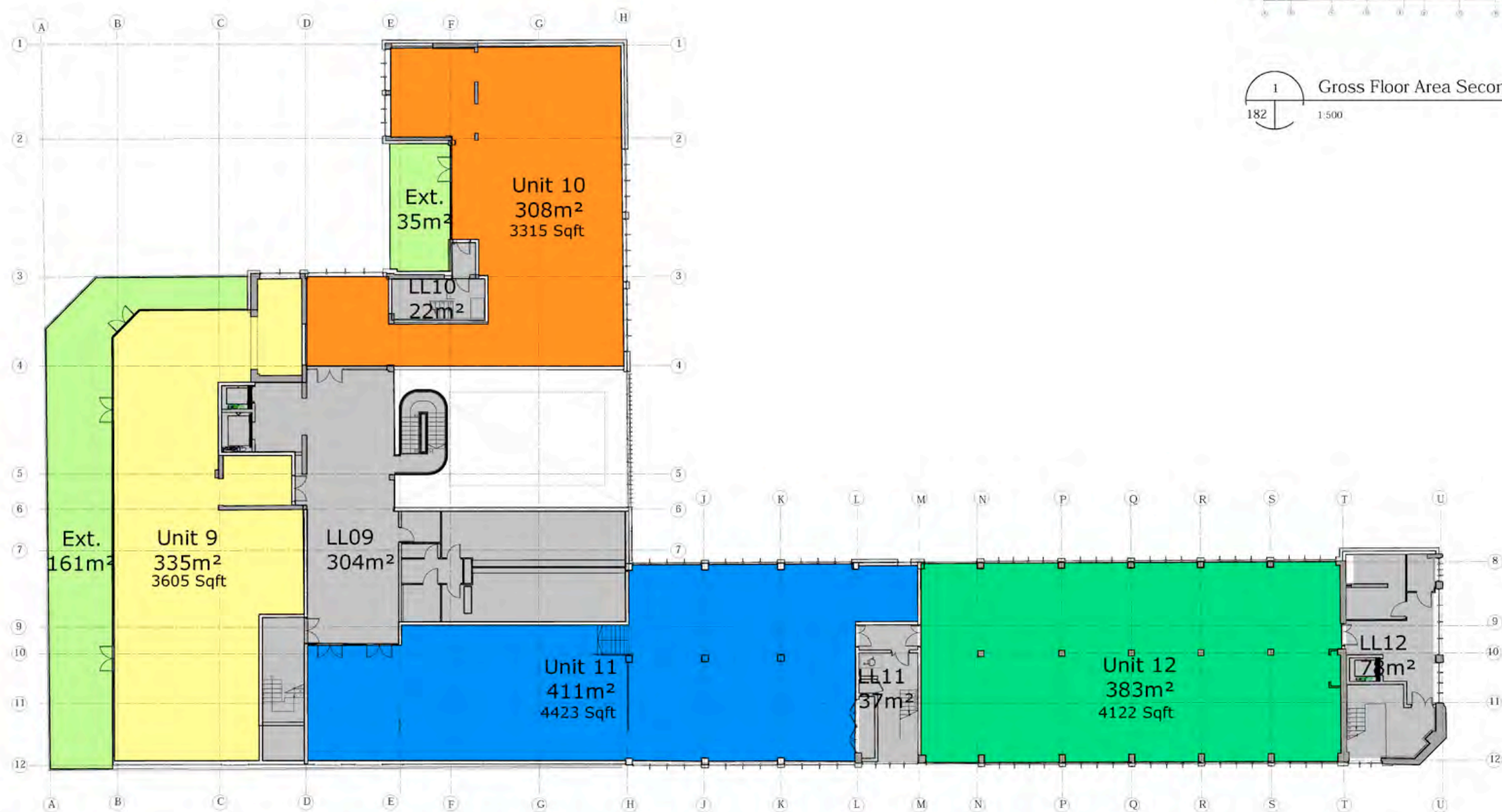


1  
180  
Gross Floor Area Ground Floor  
1:500



Gross Floor Area First Floor  
181 1:500





1 Gross Floor Area Second Floor  
182 1:500



# Brewhouse, Kilkenny City

**Lisney**



Description	Unit	Sqm	Sqft
Ground	1	465	5005
	2	338	3638
	3	352	3788
First	4	302	3250
	5	480	5166
	6	323	3476
Second	7	376	4047
	8	370	3982
	9	335	3605
	10	308	3315
	11	411	4423
	12	383	4122
Total		4,443	47,824

## Specification

- Raised access floors
- Suspended ceilings and light fittings
- Generous office floor to ceiling height
- BER rating: TBC



## Status

Estimated completion Q4 2018.



## Building Information

The Brewhouse building is part of the original Smithwicks brewery site that is being redeveloped into a modern Grade A office block. It will retain the important Bauhaus architectural features of the original structure.



## Lease Terms

New 10-20 year lease from landlord with break option negotiable.



## Car Parking:

TBC.



**Quoting Rent:** Terms on application

**Rates:** Estimate: €4 psf.

**Service Charge:** Estimate: €4 psf.



## Public Transport

16 minutes walk to Kilkenny Train Station

8 minutes drive to N77

12 minutes drive to M9



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