

FOR SALE

Adelaide House, 19-20 Adelaide Road, Dublin 2

HIGH PROFILE BUILDING EXTENDING TO APPROX. 790 SQ.M (8,510 SQ.FT)

Lisney

COMMERCIAL REAL ESTATE



Lisney

COMMERCIAL REAL ESTATE



ABOUT THE PROPERTY

Reception area (currently in office use)

Staff kitchen and seating area on third floor

Outdoor terrace on third floor

Kitchenette at basement level

Secure parking to rear for 6-8 cars

Carpeted floors

Suspended ceilings

Sliding sash windows

Air conditioning in part

LED Lighting

2 showers

LOCATION

Adelaide House on Adelaide Road is situated in the heart of Dublin City Centre, just minutes from Grafton Street and St. Stephen's Green.

This superior location provides its occupiers with practically every amenity you can ask for within a 5-minute walk. The building benefits from exceptional transport links including the Green Line LUAS at Harcourt Street and Charlemont just 5 minutes' walk away, ample Dublin Bus stops on Camden Street servicing both North and South suburbs a 5-minute walk away and a Dublin Bikes docking station at Harcourt Terrace just a 1-minute walk away.

Pearse Street train station is a 20-minute walk from the property.

All city centre amenities, including an array of restaurants, bars, cafes and hotels. St. Stephens Green, Grafton Street and Ranelagh are located within a 5-minute walk. Surrounding office occupiers include Arthur Cox, Deloitte, Eversheds, Investec, WeWork, Marsh Ireland and KKR.

DESCRIPTION

19/20 Adelaide Road is a semi-detached building and provides five floors of office accommodation.

The building has been well maintained and offers a central location for an occupier.

The property extends to approximately 790 sq.m (8,510sq.ft).

- The floors are currently laid out with some internal office partitions on each level and the specifications in the building include LED lights, carpeted floors, plastered and painted walls and suspended ceilings. There is a lift serving all floors.
- There are bathrooms on each level and the property also has 2 showers on the third floor.
- There is a car park to the rear of the property providing 6-8 car spaces.



This superior location provides its occupiers with practically every amenity you can ask for within a 5-minute walk.

ACCOMMODATION

Floor	Sqm	Sqft
Lower Ground Floor	158	1,700.7
Hall Floor	154	1,657.7
First Floor	171	1,840
Second Floor	171	1,840
Third Floor	136.7	1,471.5
Total	790.7	8,510

GUIDE SALE PRICE

€4.5 million.



FLOOR PLANS

Not to scale, for identification purpose only

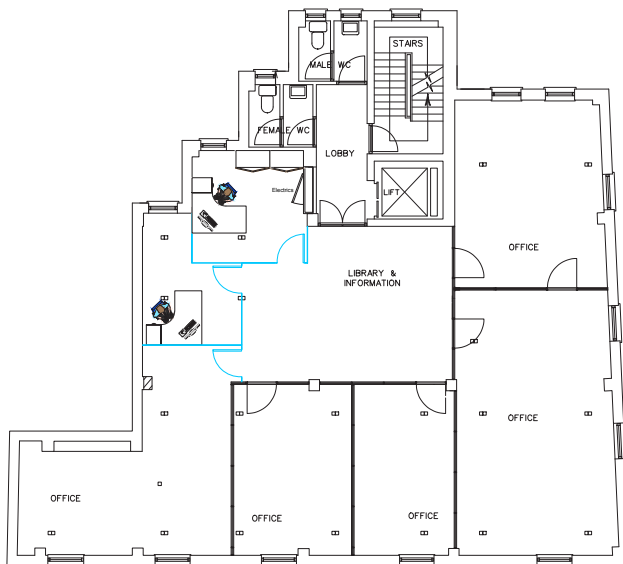


All city centre amenities, including an array of restaurants, bars, cafes and hotels. St. Stephens Green.

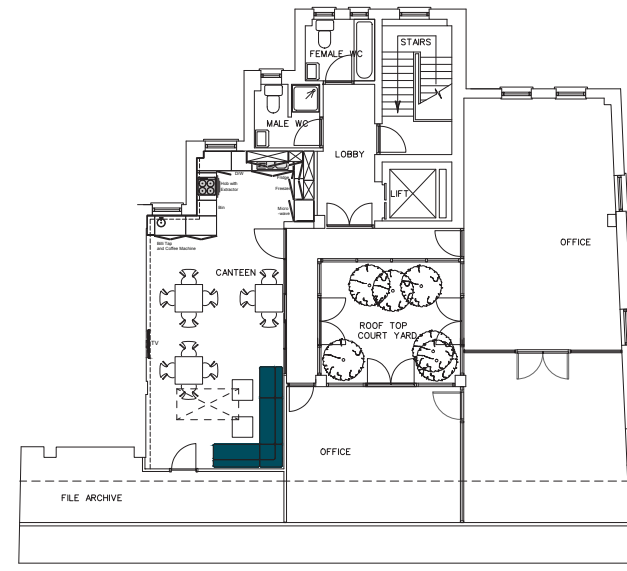
BER INFORMATION

BER D1

First Floor



Third Floor



LOCATION MAP



Lisney

COMMERCIAL REAL ESTATE

For further information:

Deborah Mahon: 01-6382700 dmahon@lisney.com
Katie Doyle: 01-6382700 kdoyle@lisney.com

Viewing Strictly by appointment with the sole sales letting agent Lisney.

Lisney Commercial Real Estate

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

lisney.com @LisneyIreland



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

