

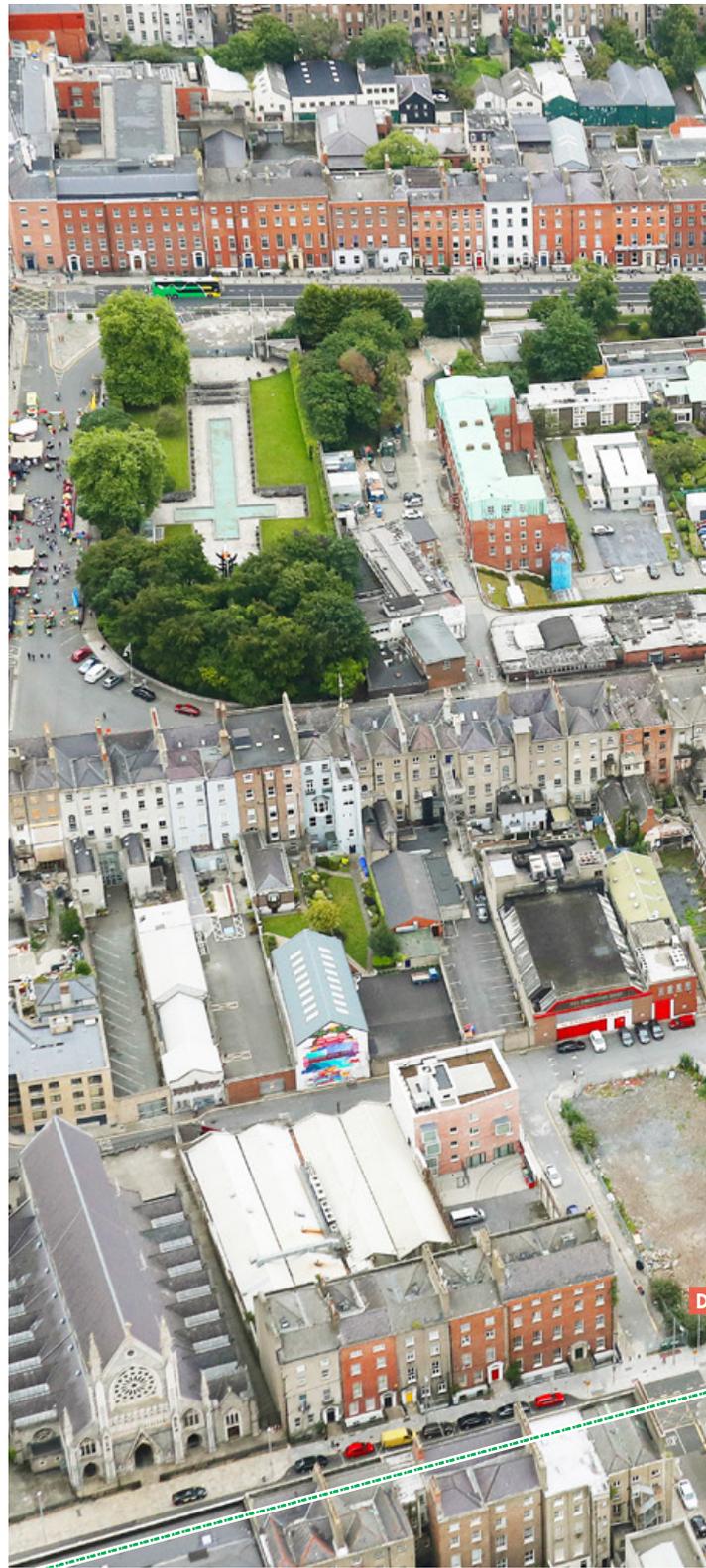


DOMINICK STREET
LOWER DUBLIN 1

EXCELLENT CITY CENTRE
COMMERCIAL OPPORTUNITIES

To Let

High profile retail
and commercial
location in the
heart of Dublin's
north inner city



Accommodation Suitable
for Offices / Retail /
Restaurant / Leisure /
Educational Uses (S.P.P)







Core City Centre

Located in the heart of Dublin's north inner city approximately 450 metres from O'Connell Street, Dublin's principal street and directly opposite the Parnell Street entrance to the Ilac Shopping Centre.

Easily accessed

Situated opposite Dominick Street Luas Station, approx. 1.4 km from Connolly DART station and well serviced by numerous Dublin bus routes.

Adjacencies

In addition to the Ilac Shopping Centre, occupiers within the surrounding area include Cineworld, The Parnell Centre, Intreo, The Rotunda Hospital and Lidl. There is a new school planned on the neighbouring site.



Planning

The current planning is commercial. Permissible uses under Z14 zoning will be considered.

Handover

The units are ready for immediate occupation (subject to terms and tenant's fit-out approval).

Specification

Units will be handed over to developers shell specification with services brought to a point within the unit.

The Opportunities

Large Single Floor Plate

Large open plan ground floor accommodation comprising 2,063 sqm (22,205 sqft) with frontage onto Dominick Street Lower. Potential to sub-divide.

Smaller High-Profile Units

Two smaller commercial units 95 sqm (1019 sqft) and 55 sqm (591 sqft) located at junction with Parnell Street and Dominick Street Lower suitable for a variety of uses (S.P.P).

Zoning

The property is located in an area zoned Z14 "To seek the social, economic and physical development and / or rejuvenation of an area with mixed use, of which residential and Z6 would be the predominant uses". Permissible uses under this zoning include retail, office, restaurant and educational.

Bin Storage

Bin storage is available in the basement.

Car Parking

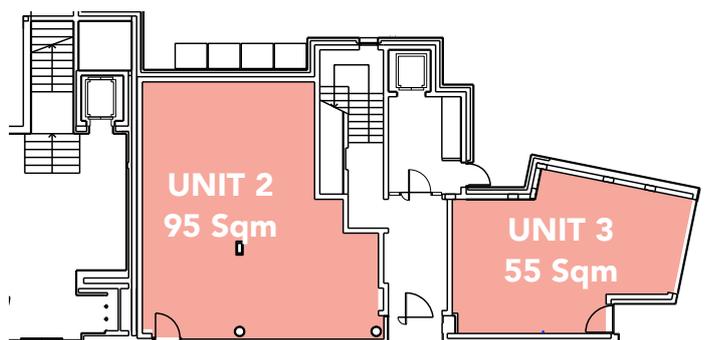
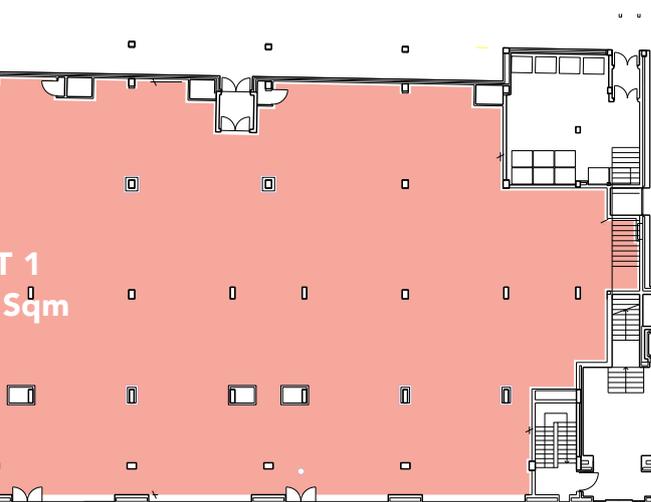
Car parking spaces are available in the basement and may be available to let (subject to terms).

Accommodation

We understand the approximate accommodation comprise as follows:

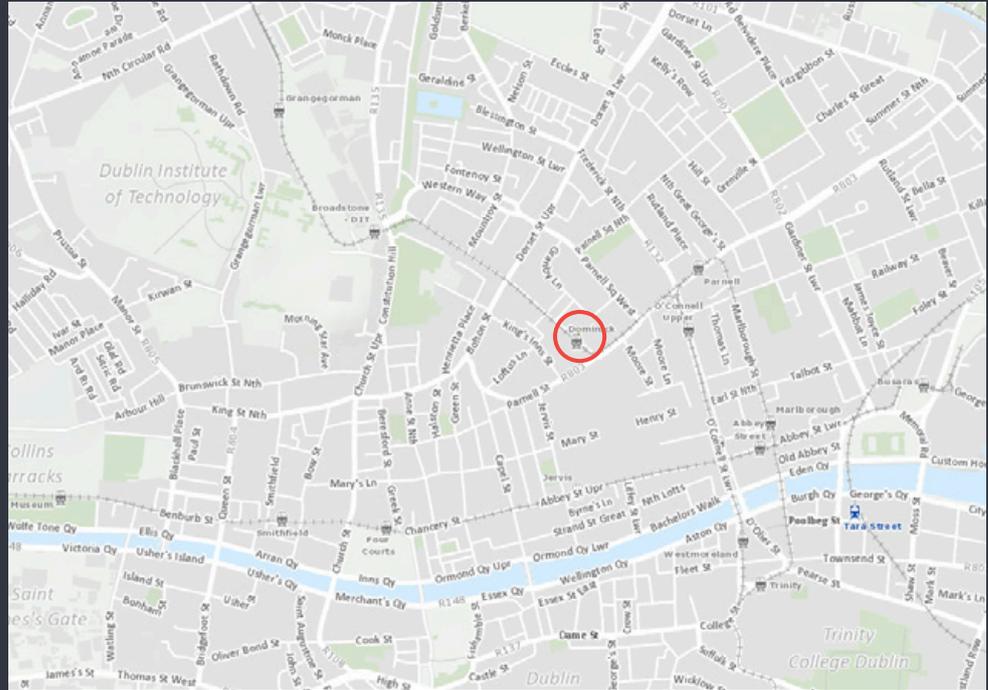
Unit	Sqm	Sqft
1	2,064	22,214
2	95	1,019
3	55	591
Total	2,213	23,825







DOMINICK STREET LOWER DUBLIN I



Service Charge

A nominal service charge may apply.

Tenure

The units are available to let on new lease terms subject to five yearly rent reviews.

Quoting Terms

Unit	Sqm	Sqft	Quoting Rent
1	2,064	22,214	Available on request
2	95	1,019	€40,000 per annum
3	55	591	€30,000 per annum

BER information

Unit	Provisional BER
Unit 1	B2
Unit 2	A3
Unit 3	B1

For Further Information please contact:

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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.