

The developer of the Metropolitan Building has an excellent reputation and track record, having carried out a number of premium quality developments in Dublin in recent years. Phase One of the development, The Bank of Ireland Treasury, next door in Colville House is the most recent example (see picture opposite).

PROFESSIONAL TEAM

Solicitors	Michael Campion & Co. Kreston House Arran Court Smithfield Dublin 7
Architects	Anthony Reddy & Associates Dartry Mills Dartry Road Dublin 6
Contractor	G&T Crampton Ltd. Sandymount Buildings Simmons Court Road Ballsbridge Dublin 4
Structural Engineers	DBFL 24 Holles Street Dublin 2
M & E Engineers	RN Murphy & Associates 10 Lower Bridge Street Dublin 8
Developers	Equiside and Equipoint Ltd. Chapelzod Road Dublin 20

THE SPECIFICATION

- Raised access floors with floor void of 175mm throughout.
- Suspended ceilings with Category 2 lighting.
- Full VRV air conditioning.
- Floor to ceiling height: 2.7m.
- Three 10 person lifts serving all floors.
- Two fire fighting lifts serving all floors.
- Fully completed lobbies & toilet areas.
- 101 car spaces in secure basement carpark.
- Double height entrance.



LEASING TERM: 25 year full repairing & insuring lease incorporating five yearly rent reviews.

RENT: On application

- CONDITIONS TO BE NOTED
1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact.
 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 5. The Terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.



DTZ Sherry FitzGerald
Ormonde House
12/13 Lower Leeson Street
Dublin 2, Ireland

Contact:
Jim O'Reilly
Ivan Gaine

Tel: +353 1 6399 300
Fax: +353 1 6399 399
Email: offices@dtz.ie
www.dtz.ie



HT Meagher O'Reilly
7 Lower Hatch Street
Dublin 2, Ireland

Contact:
Declan O'Reilly
Deirdre Hayes

Tel: +353 1 634 2466
Fax: +353 1 634 2477
Email: eoconnell@htmor.com
www.htmor.com

designed and produced by  Dublin 606 19200

TO LET
METROPOLITAN BUILDING

James Joyce Street Dublin

Introduction

The Metropolitan Building is the second phase of an exceptional development programme in one of Dublin's most dynamic locations just metres from the International Financial Services Centre, the development also benefits from the current rejuvenation of Dublin's North East Inner City (NEIC) integrated area plan.

Phase one, Colville House successfully let to the Bank of Ireland and now home to Bank of Ireland Treasury was one of Dublin's most exciting projects for many years.

Phase three on the adjoining site will complete the programme which will have delivered 18,201 sq.m. of high class office accommodation and 88 residential units transforming this historic location beside Dublin's International Financial Services Centre.

Streetscape of James Joyce Street



Phase 1

(Colville House)

Phase 2

(Metropolitan Building)

Phase 3

- 1 Grafton Street
- 2 Trinity College
- 3 Ulster Bank
- 4 Pioneer
- 5 Central Bank
- 6 Tara Street Dart Station
- 7 Zurich Capital Markets
- 8 International Financial Services Centre
- 9 AIB International
- 10 McCann FitzGerald
- 11 Busaras
- 12 Irish Life
- 13 G.P.O.
- 14 Henry Street
- 15 Jervis Shopping Centre
- 16 Eircom
- 17 DIT College
- 18 Bank of Ireland
- 19 Deutsche Bank
- 20 Connolly Station







Mountjoy Square

Summerhill Parade

Portland Row

ROYAL CANAL

Parnell St.

Summerhill

Railard St.

Buckingham St. Lower

Killarney St.

Seville Place

Sean Mac Dermott St. Lower

Railway St.

Gardiner St. Lower

Metropolitan Building

James Joyce St.

Foley St.

Talbot St.

Amiens St.

Connolly Station

Sheriff St. Lower

INTERNATIONAL FINANCIAL SERVICES CENTRE

SPENCER DOCK

Busaras

Store St.

Abbey St. Lower

Custom House

Custom House Quay

RIVER LIFFEY

North Wall Quay

Eden Quay

Burgh Quay

George's Quay

Tara St. Station

City Quay

Townsend St.

Hanover St.

Pearse St.

Trinity College

Pearse St. Station

Pearse St.

Macken St.

Nassau St.

Westland Row

Clare St.

- Phase 1
- Metropolitan Building (Phase 2)
- Mecklenburgh Building (Phase 3)
- Business District
- Dart Line
- Luas Line (Proposed Route)

LUAS	2 mins	Airport	30 mins
DART	2 mins	Ferry Terminal	10 mins
Connolly Train Station	3 mins	M50 (Ring Road)	20 mins
Central Bus Station (Busaras)	2 mins	Heuston Station	15 mins

THE LOCATION


The Metropolitan Building, is a bold new commercial development situated on a prominent corner site in one of Dublin's most accessible locations.

It is probably one of the best located office buildings in the city centre in terms of accessibility to the main transport hubs, offering access to national and international communications. Its pivotal position offers access to Connolly train and DART station, Tara Street DART station, Busaras and the proposed Luas line. Future developments to enhance the area include the construction of the proposed Macken Street Bridge, the proposed pedestrian bridge linking Sir John Rogerson's Quay to the North Quay and the Dublin Port Tunnel.

Talbot Street / James Joyce Street, links the I.F.S.C., a centre for leading international trading and financial services with O'Connell Street, the heart of the city centre.







"The Arrival of Bord Gáis and Bank of Ireland Treasury & International to their new headquarters demonstrates the confidence that exists in investment in an area unrivalled in proximity both to the IFSC and the city's transport hubs – Connolly Train & DART station, Busarus and soon the LUAS.

Further developments currently underway will attract many more people and businesses over the coming year. It's not just about business though, one of these developments, the new City Arts and Dance Centre will establish the area as Dublin's gateway to Arts and Cultural endeavours."

Paul Maloney, NEIC Area Manager, Dublin City Council.



Total = 8335 sq.m.

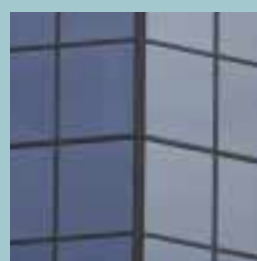


THE BUILDING

The corner building which is strategically located on Railway Street will be superbly finished to incorporate a combination of stone faced concrete cladding panels and will incorporate a feature copper clad curved wall at the main entrance.

Internally the entrance lobby will incorporate an unusual lacquered patina copper and timber panelling to the curved feature wall.

The floor plates offer excellent natural light providing a pleasant working environment while being ergonomically designed to offer maximum efficiency in use.



ACCOMMODATION

See floor plans insert

6th Floor	= 762.36 sq.m.
5th Floor	= 1008.35 sq.m.
4th Floor	= 1315.00 sq.m.
3rd Floor	= 1359.60 sq.m.
2nd Floor	= 1359.60 sq.m.
1st Floor	= 1335.60 sq.m.
Ground Floor	= 1194.50 sq.m.
101 Car Spaces	

A NEW STREET IN A DEVELOPING AREA

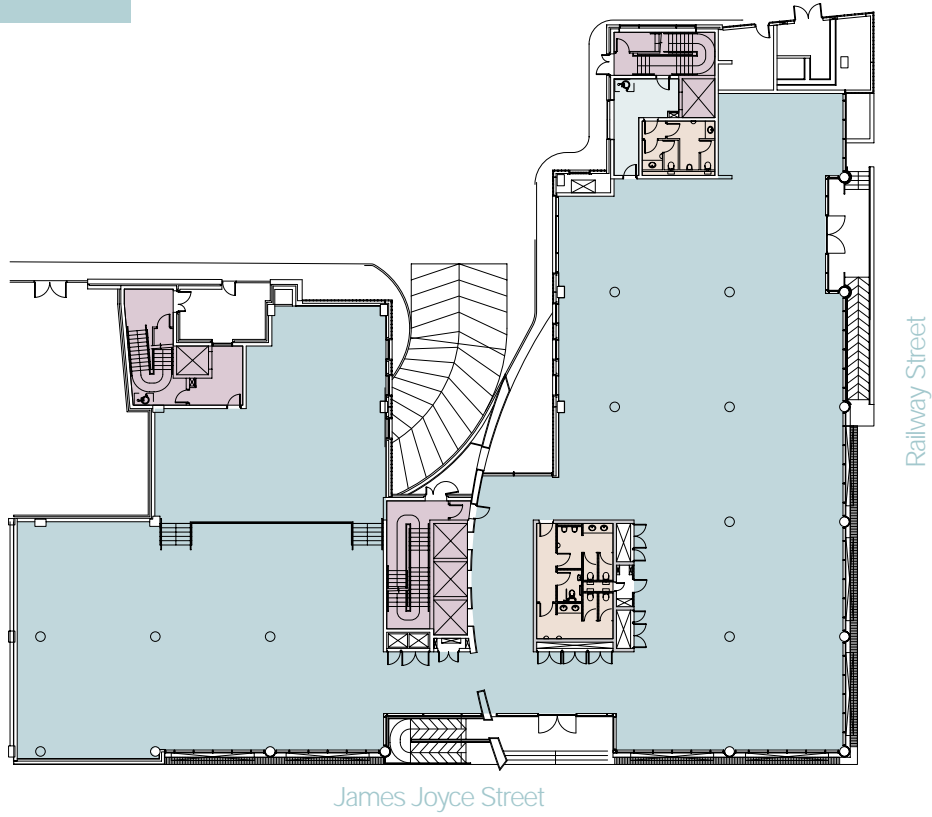


- 1 Bank of Ireland Treasury (Phase 1).
Completed 2001.
- 2 Metropolitan Building (Phase 2).
Completion 2004.
- 3 Mecklenburgh Building (Phase 3).
Completion 2004.
- 4 Bord Gáis Building.
Completed 2002.
- 5 Municipal Arts Centre, Offices, Apartments.
Completion 2004.
- 6 Offices/Retail/Apartments.
Completion 2004.
- 7 Mixed Development.
Completion 2005.
- 8 Offices/Retail/Apartments.
Completion 2004.

THE METROPOLITAN BUILDING

GROUND FLOOR

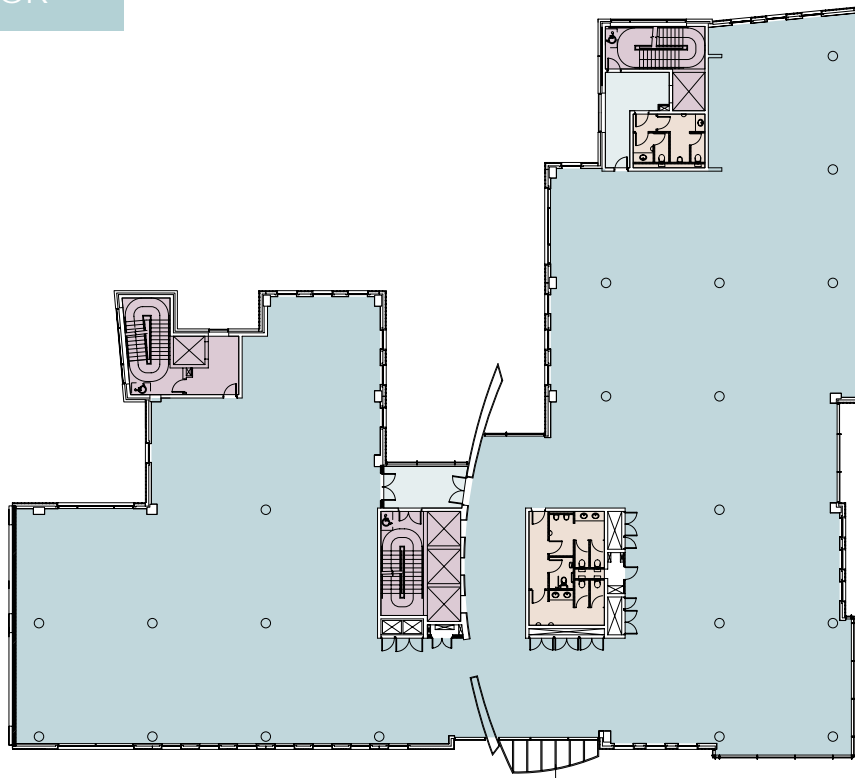
Residential
Development



James Joyce Street

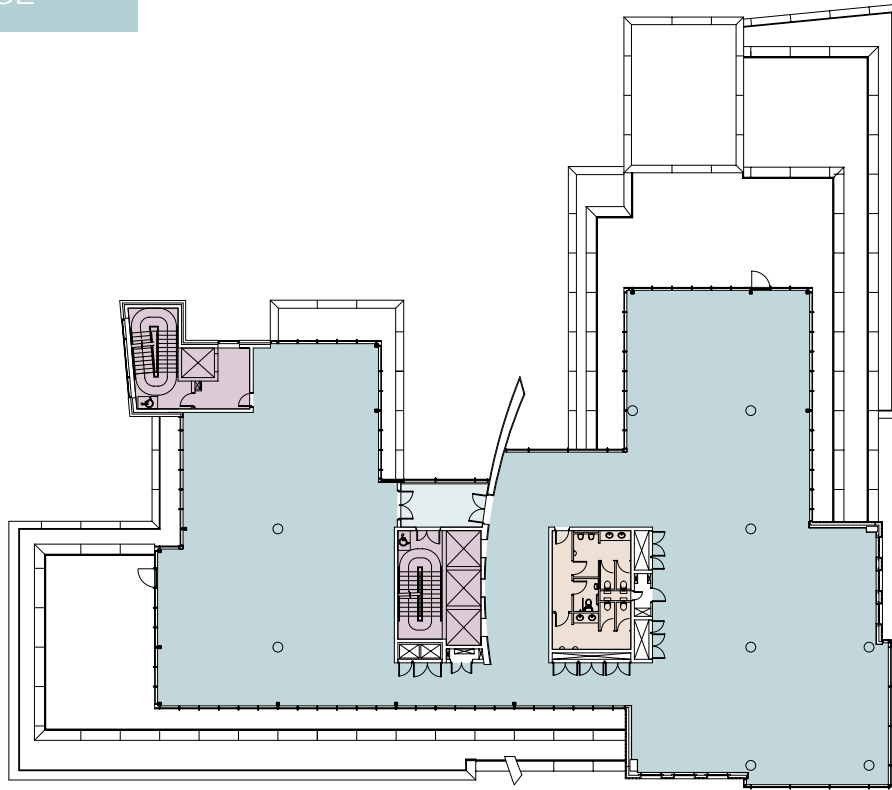
Railway Street





TYPICAL FLOOR



THE METROPOLITAN BUILDING

PENTHOUSE



-  Toilets/shower rooms
-  Lobby areas
-  Vertical circulation space
-  Flexible office space

6th Floor = 762.36 sq.m.

5th Floor = 1008.35 sq.m.

4th Floor = 1315.00 sq.m.

3rd Floor = 1359.60 sq.m.

2nd Floor = 1359.60 sq.m.

1st Floor = 1335.60 sq.m.

Ground Floor = 1194.50 sq.m.

101 Car Spaces