



ADELAIDE Chambers

Peter Street | Dublin 8

Colliers
INTERNATIONAL



Investment Highlights

- Superb office investment
- Excellent city centre location
- Producing a net income of €278,189 per annum
- 18,177 sq. ft. (NIA)
- 31 basement car parking spaces
- Asset management opportunities
- Highly reversionary

Heart of the City Centre



Adelaide Chambers is located on Peter Street, occupying a prominent position on the corner of Peter Street and Whitefriar Street in the heart of Dublin city centre. This is a prime city centre location, just 400m from St. Stephen's Green, 700m from Grafton Street and 500m from Georges Street.

The immediate surrounding area is host to an array of shops, cafés, restaurants and hotels. Transport services are excellent with the green line Luas and numerous bus routes all located within a few minutes' walk of the property. Notable occupiers include The Radisson Blu Hotel, Golden Lane, Bishops Square, The National Archives of Ireland,

Dunnes Stores HQ, GE Money, Dublin Business School and DIT Aungier Street.

Adelaide Chambers is located adjacent to Dublin's Creative Quarter – a hub of design, creativity and innovation that is home to an eclectic mix of occupiers. The area stretches from South William Street to George's Street, and from Lower Stephen's Street to Exchequer Street. The Creative Quarter celebrates a unique community of designers, artists and creative minds in the centre of a business world. The iconic buildings and architecture lend to the beauty and originality of the area and is echoed in the work and craftsmanship of the businesses.



The Luas Green Line is accessible at St. Stephen's Green, just 400m from the property.



Numerous Dublin Bus routes serve the immediate area.



Ample on-street meter parking on Peter Street.



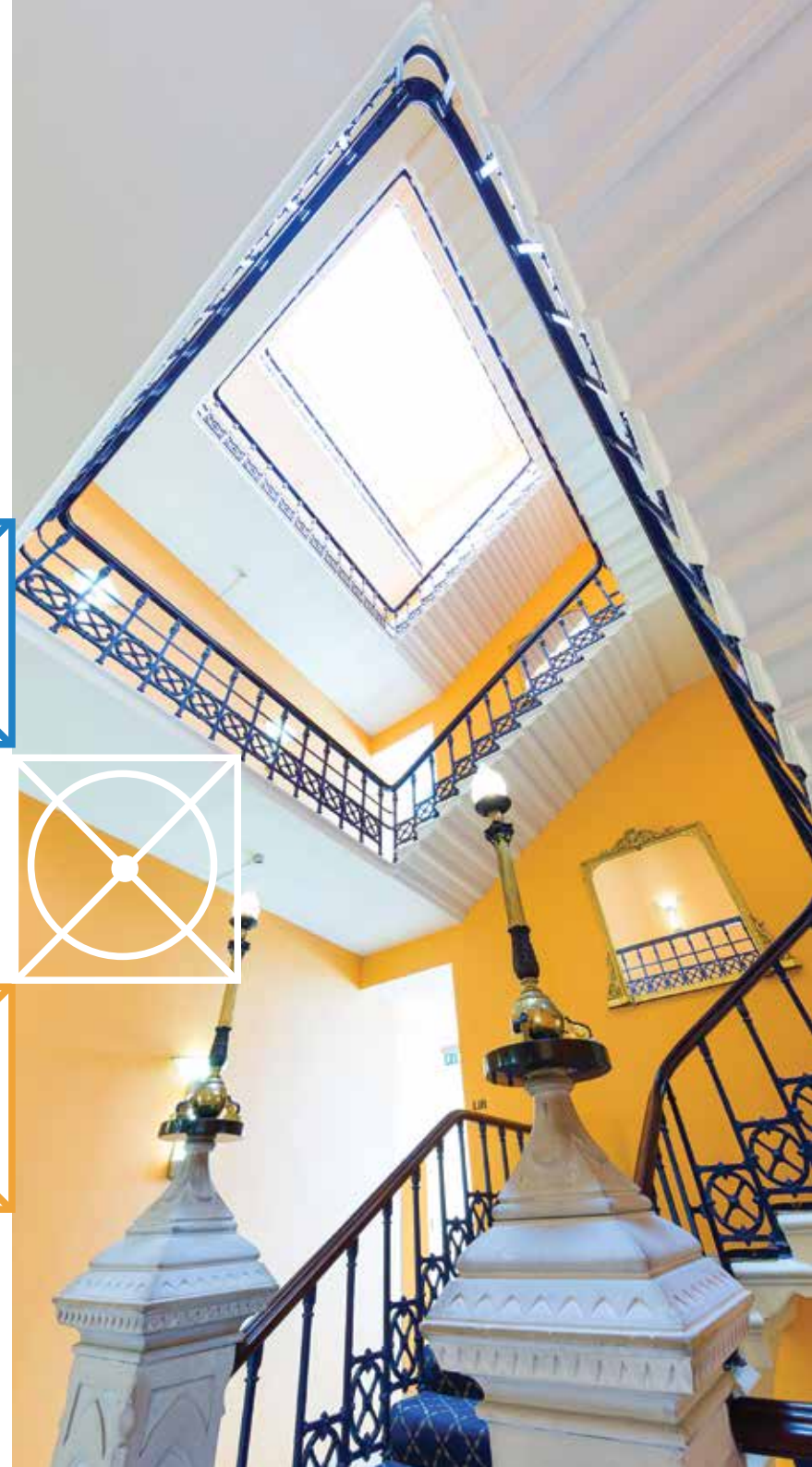
Dublin Bike stations available at Kevin Street, York Street and St. Stephens Green.

Tenancy

The building is multi let to 11 separate tenants at a rent of €278,189 per annum, equating to an average rent of only €15.30 per sq. ft.
The main tenants SEBELA, the HSE, DecaWave and Abakus account for 67% of the passing rent. The property provides a WAULT of 2.61 years.

Floor and Suite No.	Tenant	Area NIA sq.ft.	Lease Start	Expiry	Break Option	Car Spaces	Total Rent P.A.	Comments
Ground to Third Floor East								
Ground & First Floor East wing, and Room 106 West Wing	DecaWave Ltd.	3,982	01 / Sep / 14	31 / Jul / 19	01 / Sep / 17	8	€53,913.30	Break option requires 6 months notice - lapsed.
Second Floor East & 205	Health Service Executive	2,680	21 / Sep / 12	20 / Sep / 22	20 / Sep / 17		€28,095.80	Break option requires 6 months notice - lapsed.
Third Floor East	The Embassy of the Republic of Croatia	1,836					€20.00	Held by way of a 500 year Long Leasehold interest.
Basement								
O'Connor Hall	Cian Byrne T/a We Do Printing	852	01 / Sep / 15	31 / Aug / 25	01 / Sep / 20		€3,013.86	Mutual break at end of year 5.
Van Gogh Conference Room	Meeting room	375						
Picasso Conference Room	Meeting room	368						
Butler & Yeats Rooms	Agreed to Saol Therapeutics Research Limited	587						Saol Therapeutics Research Ltd. are connected to Sebela (common shareholders). 5 year lease agreed, mutual break at year 3, at a rent of €14,598.50 / €25 per sq ft. Not executed on agents advice, will be up to the incoming Purchaser to approve.
Dali Conference Room	Vacant	359						Saol Therapeutics Research Ltd have expressed interest in the space.
Monet Conference Room	Meeting room	415						
Ground Floor West								
Entire	DecaWave Ltd	2,275	06 / Mar / 17	05 / Mar / 22	05 / Mar / 20		€43,978.50	Mutual break at end of year 3. Subject to 12 months notice by tenant and 6 months notice by Landlord.
First Floor West								
101 / 109	Walsh & Goodfellow Ltd	567	01 / Jun / 15	30 / Apr / 20	31 / May / 18		€13,804.14	Landlord only break option at year 3.
102	Hilary Hough t/a HC Financial Training	152	01 / Jul / 15	31 / May / 20			€3,880.80	Held from July 2011. Deed of Renunciation will be available.
103	Business Management Communications	130	01 / Jun / 15	01 / Mar / 20			€3,881.75	Held from Dec 2010. Deed of Renunciation will be available.
104	Abakus Outsource Limited	147	19 / Sep / 14	18 / Aug / 19	18 / Sep / 17	1	€3,614.55	Break option requires 6 months notice - lapsed.
105	Abakus Outsource Limited	453	19 / Sep / 14	18 / Aug / 19	18 / Sep / 17		€6,604.35	Break option requires 6 months notice - lapsed.
106	DecaWave Ltd							
107	Abakus Outsource Limited	168	19 / Sep / 14	18 / Aug / 19	18 / Sep / 17		€2,084.25	Break option requires 6 months notice - lapsed.
108	Abakus Outsource Limited	127	19 / Sep / 14	18 / Aug / 19	18 / Sep / 17		€1,985.25	Break option requires 6 months notice - lapsed.
Second Floor West								
201, 207 & 208	Cox, Fitzsimons & Wilkes Ltd	726	01 / Jul / 11	30 / Jun / 21			€11,416.95	Vacant Possession of this space is expected shortly.
202, 203 & 206	Silansys Semiconductor Limited	439	01 / Jan / 17	31 / Dec / 21			€11,189.75	
204	Michael Lacken t/a Capel Communications	132	01 / Jun / 15	31 / May / 25	31 / May / 20		€1,886.55	Mutual break at the end of year 5.
205	Health Service Executive							
Third Floor West								
Entire	Sebela Ireland Limited	2,700	07 / Nov / 16	06 / Nov / 21	06 / Nov / 19	6	€70,819.00	Mutual break at the end of year 3.
Car Park								
	Grant Thornton					6	€18,000.00	Rolling annual licence agreement, can be terminated by either party with 1 months notice.
Total		19,470				21*	€278,188.80	

Full details available on request.*Croatian Embassy is held on a separate long leasehold agreement.** 2 car parking spaces are vacant.



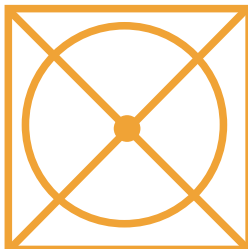
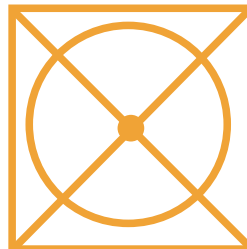
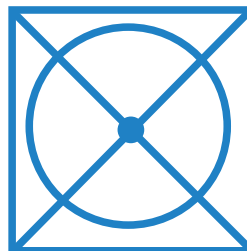
Landmark Period Building

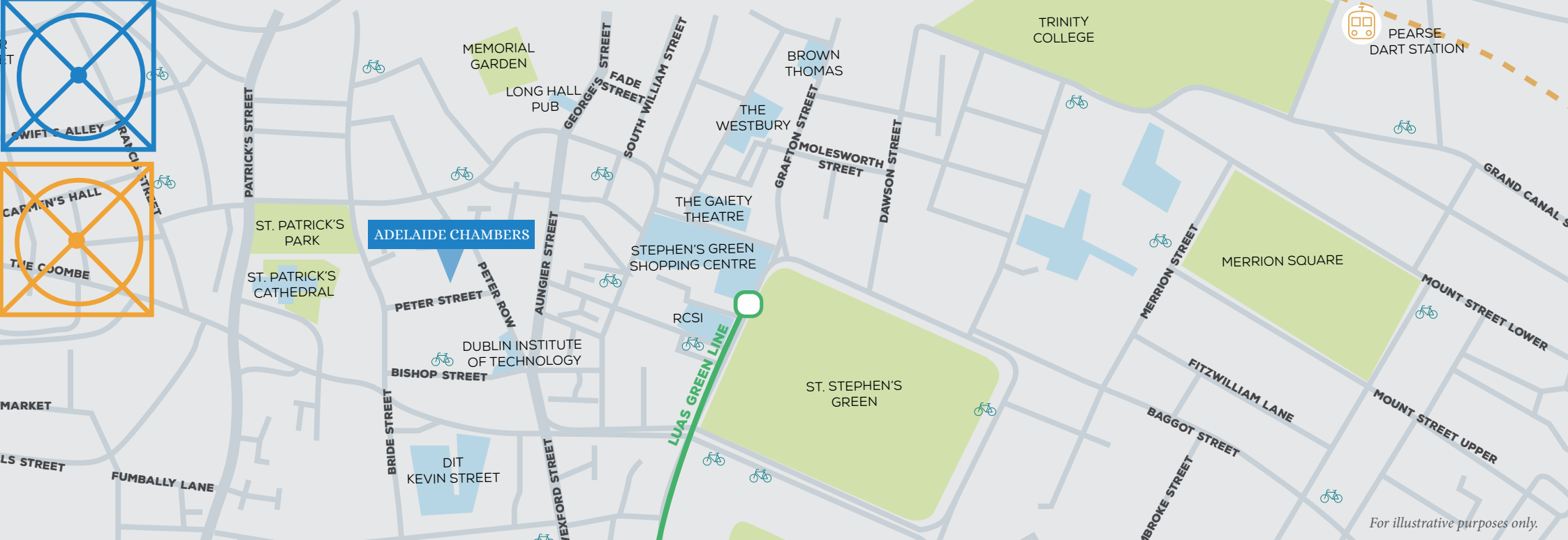
The property comprises landmark four-storey over basement period building with a modern four-storey extension to the side. Steeped in history, the property dates from the 18th century, formerly the Adelaide Hospital, it was fully refurbished and modernised throughout in c.2000. Specification includes suspended ceiling tiles with inset fluorescent lighting, raised access floors and CAT 5 data cabling.

The property extends to 18,177 sq. ft. (NIA) with 31 basement car parking spaces that are accessed via Wood Street to the rear. The original feature staircase, together with a 16-person passenger lift, provide access to all floors. A glass atrium and extensive glazing gives excellent natural light to the

common areas. The offices are bright and spacious and generally laid out to provide a good mix of open plan and cellular, own door office suites. Male and female toilets and kitchenettes are provided on each floor level. Master key controls have been fitted to all offices and a proximity security card system is in place throughout.

The sale excludes part of the third floor which is held and occupied under a long leasehold by The Croatian Embassy.





Sebela Ireland Ltd.

Sebela Pharmaceuticals are a market leader who develop commercial drugs for patients affected by gastrointestinal, dermatological and women's health diseases.

Decawave

DecaWave offers wireless technology for precise location and connectivity applications that can identify the specific location of any object, person, or place guaranteeing indoor location accuracy within 10cm.

Abakus Outsource

Abakus is a specialist in providing outsourced solutions in areas of accounting and administration.

Health Service Executive (HSE)

The Health Service Executive is responsible for the provision of health and personal social services for everyone living in Ireland, with public funds.

Zoning

Adelaide Chambers is zoned Z5 "city centre" within the Dublin City Development Plan 2016-2022.

"To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity."

Title

We understand the property is held under Freehold title.

BER

Exempt.

Data Room

www.adelaide-chambers.com

The above particulars are issued by Colliers International on the understanding that all negotiations are conducted through them. Every care is taken in preparing the particulars which are for guidance only and the firm do not hold themselves liable for any inaccuracies. Maps are not to scale and areas/dimensions are approximate. All reasonable offers will be submitted to the owners for consideration but the contents of this brochure will not be deemed to form the basis of any contract subsequently entered into.

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