

PERCY ¹⁵⁻¹⁷ PLACE
DUBLIN 4



FOR SALE

(BY PRIVATE TREATY)



PERCY¹⁵⁻¹⁷ PLACE

DUBLIN 4

LOCATION

15-17 Percy Place, is superbly located in the heart of Dublin 4, just minutes from Baggot Street and overlooking the Grand Canal, one of Dublin's most prestigious office and residential addresses. The property is situated on the south side of the Grand Canal between Percy Lane and Northumberland Road, adjacent to Haddington Road. The property is approximately 1.2 km South of St. Stephen's Green and the immediate area is a well-established business location which has attracted a large number of corporate occupiers nearby including Bank of Ireland, BT, Google, Accenture and many others.

DESCRIPTION

15-17 Percy Place comprises of two interconnecting 3 storey over basement period buildings which features a passenger lift. The building is constructed of traditional brick and masonry walls (part rendered externally to the rear). Main access to the building is via hall floor level. There is a garden to the front of the building(s) and to the rear, a car park with 4 car parking spaces. The car spaces when double banked can provide parking for 7 cars. The building(s) are in office use throughout and we understand that the two buildings combined extend to an approximate net internal area of 551.52 sq.m (5937 sq.ft).

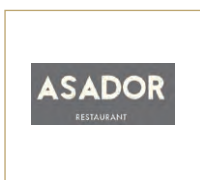
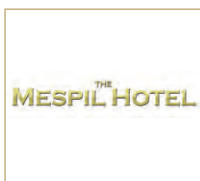


AMENITIES

15-17 Percy Place offers occupiers a prestigious address with access to a wealth of amenities. The building enjoys stunning views overlooking the Canal along which include walkways and cycle paths. The area is home to a wealth of Cafes such as Keshk Café, O'Brien's Sandwich Bar, Coffee to go and lively Bars such as The Wellington, Bar 51 and Searson's and restaurants such as nearby Milano's, Asador and the Michelin star L'Ecrivain.

The locality also offers a number of international hotels with The Mespil Hotel, Double Tree by Hilton, The Conrad Dublin, The Merrion Hotel, and The Shelbourne Hotel all located close by.

Ideal for corporate events and client entertainment is the the Aviva Stadium which is located close by which creates an exciting atmosphere on match days and likewise the famous RDS located a short troll away in Ballsbridge. There are also a wealth of gym and leisure facilities in the immediate area.





TRANSPORT

Transport links are well catered for with the DART station at Grand Canal Dock providing regular rail links to the Greater Dublin Area. Dublin Bus provides frequent bus services to the area, with routes running to both north and southside locations.



SPECIFICATION

The specification of the building includes the following:

- Mixture of mineral fibre ceiling tiles and plastered ceilings
- Recessed lighting
- Emergency lighting
- Painted plastered walls
- Gas heating
- Carpet floors
- Passenger lift

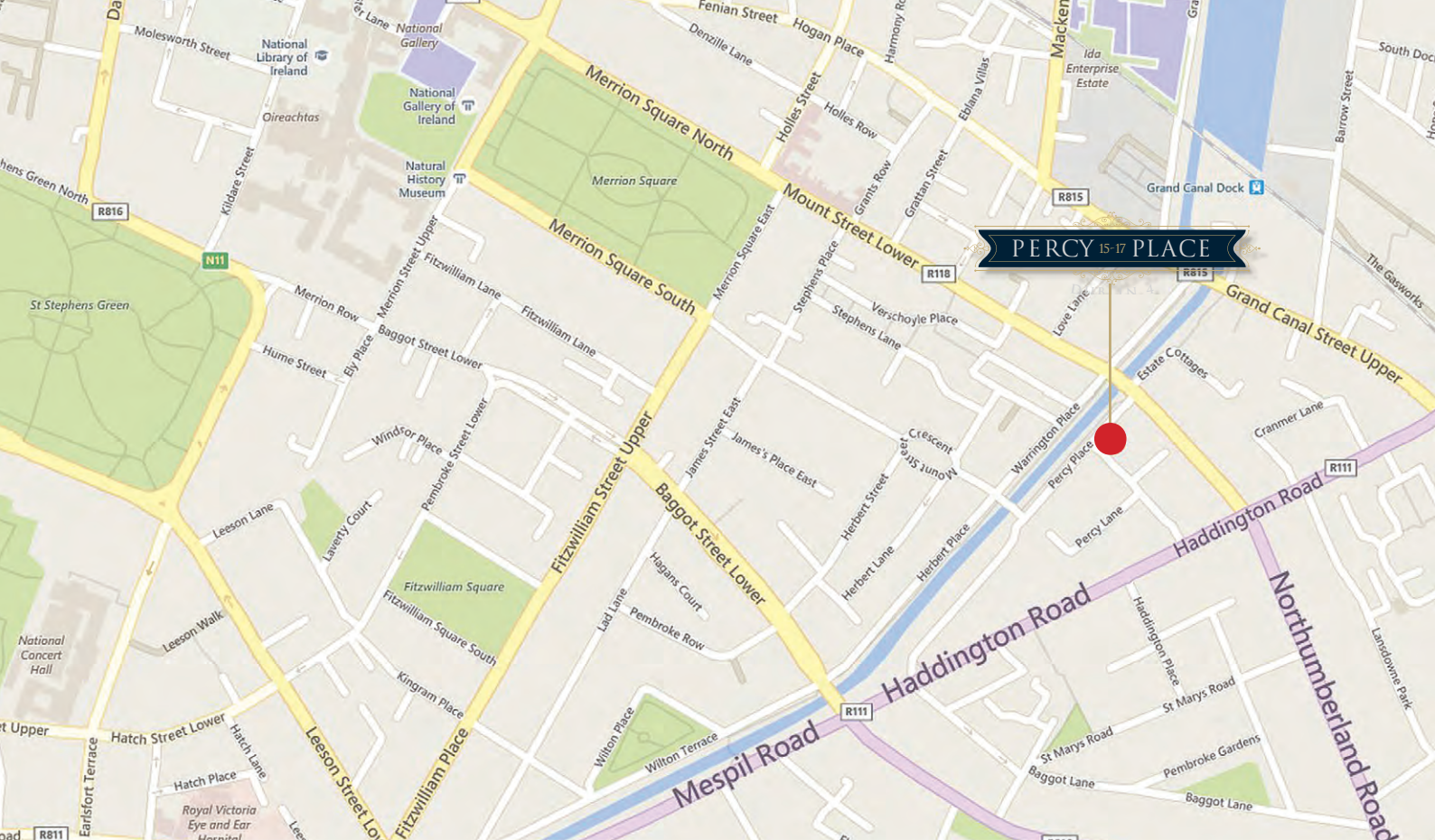
ACCOMMODATION

The approximate net internal areas are as follows:

	Sq.m	Sq.ft
Basement	145.94	1571
Ground incl entrance hall	155.38	1672
1st	122.68	1321
2nd	127.52	1373
Total	551.52	5937

CAR PARKING

The building benefits from 7 car parking spaces, double banked.



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TOWN PLANNING

Under the Dublin City Council Development Plan 2011-2017, the property is identified as a protected structure (RPS to take precedence). The subject property is zoned Z2: To protect and/or improve the amenities of residential conservation areas. The property is located in a conservation area.

USE

Office use

TITLE

We understand that the property is held on a Freehold basis

VAT

We understand that VAT is not applicable on the sale of this property. We recommend that all intending purchasers carry out their own due diligence in this regard.

PRICE

On application.

VIEWING

Viewing highly recommended by appointment with joint agents Knight Frank & Mark Conan Limited.

SOLICITORS DETAILS

Maurice Joy, Creagh Joy & Co Solicitors
2 Prince of Wales Terrace, Bray, Co. Wicklow

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