



HERBERT HOUSE

Harmony Row \ Dublin 2



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A Prime Location

Herbert House is situated in a **most accessible and well known address within Dublin 2**. The building sits on the south side of Lower Grand Canal Street just off Hogan Place, only 500 meters form Merrion Square. This excellent location puts **Grafton Street, Ballsbridge and the Docklands all within a 10 minute walk of Herbert House**.

Harmony Row is well served by **public transport with numerous bus routes close by**, the Luas green line stop at St. Stephens Green, Dublin Bike Stations located on Grattan Street and Fenian Street and the DART station at Grand Canal are all within walking distance of Herbert House.



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Herbert House has undergone a full refurbishment to a high **Grade A corporate standard**. The building is a well-proportioned purpose built 3-storey over basement office building that boasts impressive frontage onto Harmony Row. Each floor plate is regular in shape and provides for bright **flexible open plan accommodation**.



Accommodation

The net internal floor areas:

Floor	Area sqm	Area sq ft
Ground	401	4,316
First	506	5,446
Second	437	4,703
Total	1,344	14,466

Basement Car Park

14 secure car parking spaces

Nearby Hotels

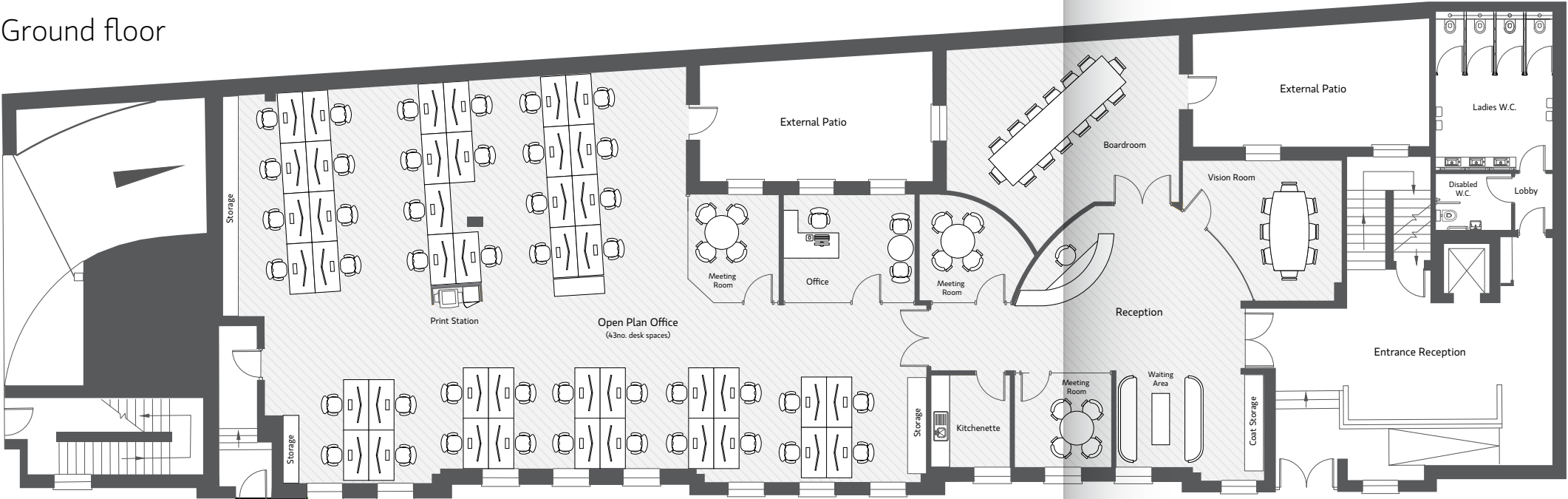
Hotels in close proximity include the Marker, Alexandra and The Davenport.

Local Occupiers

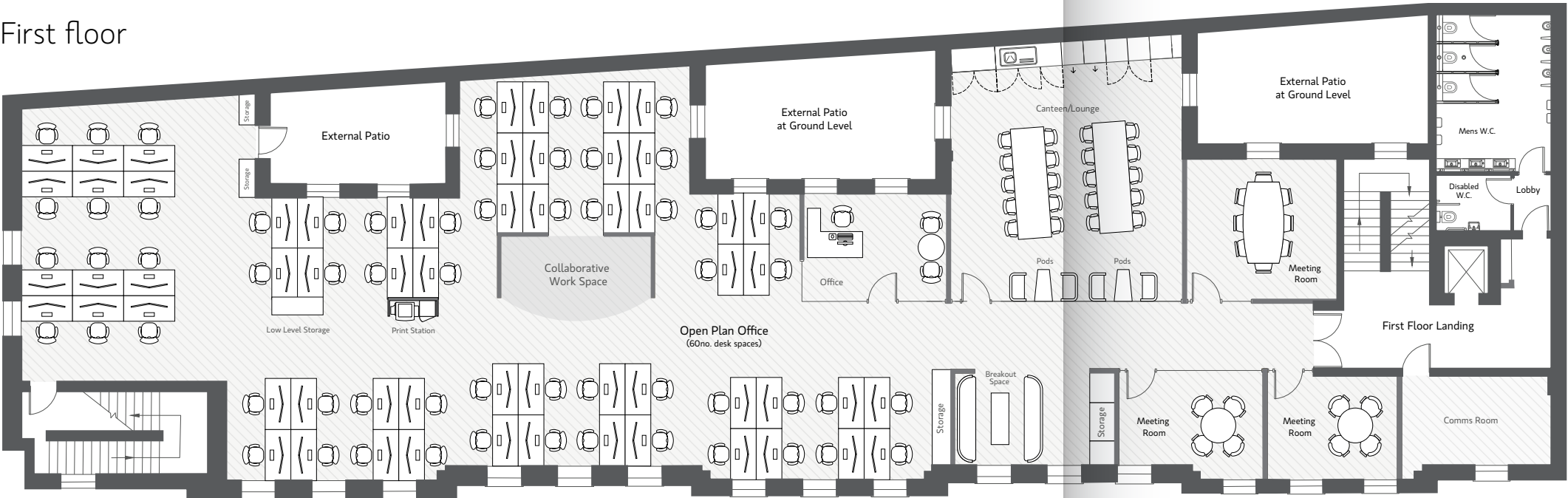
facebook	Google
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accenture	CAPITA
Grant Thornton	HSBC
Twitter	KBC
	BT

Floor Plans

Ground floor



First floor



Desks -
Workstation

Ground floor - 43
First floor - 60
Total - 103

Rent
€457.46 per sqm
(€42.50 per sq ft) plus €3,750
per car space per annum

Rates
2016 rates are estimated at
€61.20 per m² (€5.68 per sq ft)

Service Charge
The building is managed by
BNP Paribas Real Estate.
The 2016 service charge is
estimated at €45.42 per m²
(€4.22 per sq ft)

Energy Rating
BER is to be confirmed

Floor plans are for illustrative purposes only.



Specifications

Building Dimensions

- Slab to slab:** 3.32 meters
- Floor to ceiling height:** 2.64 meters
- Floor void depth:** 165mm

Building Services

- › Mechanically ventilated basement car park.
- › Mechanical extract ventilation to all toilets and shower rooms.
- › Mitsubishi ducted Variable Refrigerant Flow (VRF) air conditioning Lossnay units to office areas, with 4-way ceiling level supply and extract diffusers.
- › Fire Detection and Alarm System, with smoke detectors and emergency break glass units throughout.

Planned Refurbishment Works

Reception

- › New tile floor finish to Reception and to stairs (up to first floor landing) to comprise 'SistemN_Gringo Medio' concrete effect floor tiles.
- › Connex entrance mat well to main entrance door.
- › Feature recessed LED light fitting and recessed LED spot light fittings to ceiling.
- › Feature up/down lights to walls.
- › Back-lit feature wall panel, with coloured lacobel glass finish and feature Herbert House Signage/Logo.
- › Coloured lacobel glass surround to ground floor.

- › Reception lift.
- › Stainless steel trims to lacobel glass surround to lift wall.
- › Replacement of existing timber main entrance door with hardwood timber walnut cross panelled door.
- › Replacement of existing timber doors within ground floor Reception with flush panel hardwood timber walnut fire doors (FD30s).
- › Combination of hardwood walnut timber skirting boards and 'SistemN_Gringo Medio' concrete effect tiles to form skirting between wall and floor.
- › Replacement glazed balustrade to access ramp and steps, with stainless steel handrails.
- › Repair and redecoration of all walls and ceiling surfaces.

Sanitary Facilities

- › New toilet layout to ground and first floor toilets to accommodate: - Universal access WC's to ground and first floors, with Document M compliant fittings; - Female toilet to ground floor and Male toilet to first floor incorporating Philippe Starck range of sanitary ware, walnut timber toilet cubicle system and walnut timber vanity units and vanity mirrors.
- › New Male & Female Shower Rooms at basement floor level, including pumped shower, wash hand basins and bench seats.
- › Tile finishes to all walls and floors.
- › Stainless steel toilet roll holders and 'Dyson Airblade V' hand dryers with stainless steel finish.

Office Areas

- › Repair raised Access Floor System to all office areas, comprising 600 x 600 x 26mm screwed down panels, with allowance for electrical outlets/ data grommets left below raised access tiles.
- › New carpet tile floor covering comprising 'Paragon Design Dek' 250mm x 1000mm carpet tiles throughout.
- › New hardwood timber walnut skirting boards and window boards
- › New hardwood timber walnut door sets with glazed vision panels and brushed stainless steel iron mongery and face plates.
- › New ceiling tiles comprising SAS System 130 600mm x 600mm perforated metal tiles with acoustic fleece, set in a suspended Tee Grid system
- › Aircom modular LED Square luminaires set into suspended ceiling grid.
- › Upgraded emergency light fittings throughout.
- › Adjustments to fire detection smoke heads as required.
- › Modern Kitchenette to first floor level with appliances.
- › Repair and redecoration of all internal office walls.

Basement

- › Provision of 2no. shower rooms at basement level, including extract ventilation.
- › New tiled floor finishes to the lift lobby and circulation corridor.

- › New tile finishes to floor and wall of basement shower rooms.
- › New line markings to the basement car park.
- › Repairs to soffit insulation.
- › Repairs and redecoration to northern stair core.
- › Installation of protective barriers in front electrical switch boards.

External Areas

- › General roof repairs, including repair to rainwater gutters, fascia & soffit boards.
- › Installation of feature up/down lighters to main façade.
- › Replacement of existing roller shutter doors to basement car park, including enclosing the existing alcove in front of the ESB Sub-Station.
- › Redecoration of external patio areas and installation landscaped features and external hardwood seating.
- › Replacement of existing timber exit door from northern escape corridor with hardwood timber walnut cross panelled door.
- › External brick pointing and surface cleaning to main façade and removal of graffiti.

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Letting agents



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Developed By

