

BLOCK C

77

SIR JOHN
ROGERSON'S
QUAY

DUBLIN 2



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Executive Summary

- Block C, 77 Sir John Rogerson's Quay is a prime office building located in the heart of Dublin's South Docklands
- 6 storey over basement Grade A office building constructed in 2004
- Extends to a total area of 3,197 sq m (34,413 sq ft) with a generous car parking provision for 21 cars
- Ideal floorplates of approx. 540 sq m (5,800 sq ft). There is virtually no competing stock currently available in this size category in the South Docklands
- Central core, generous floor-to-ceiling heights and curtain wall glazing ensure natural light is maximised throughout the floorplates
- The building is currently vacant and is ready for immediate occupation
- For Sale by Private Treaty



Location

The property is located just off Sir John Rogerson's Quay in the heart of Dublin's South Docklands.

The area is a vibrant commercial hub and surrounding uses are primarily office focussed, with a number of apartment blocks and an element of retail accommodation.

There are a number of high profile office blocks currently under construction in the locality including Capital Dock, The Reflector, 5 Hanover Quay and 76 Sir John Rogerson's Quay.

With the completion of all of these schemes scheduled in 2018, the Grand Canal Docks has continued to improve and evolve into one of the most sought after office locations in Dublin City.

The vast majority of recently constructed offices in this location have large floor plates. The smaller floor plates in Block C make it extremely marketable to occupiers as there is a shortage of smaller floor plate accommodation in this precinct.

Transportation

Centrally located and served by all of the city's transport links, the property is easily commutable to and from all parts of Dublin. Dublin Bus, the DART and LUAS light rail system all provide reliable access links to this central location with stations within easy reach.

The area has excellent road infrastructure with the Samuel Beckett Bridge providing speedy access to the North Docklands, IFSC and to Dublin Airport. A new public transport bridge is also planned connecting Grand Canal Docks with Ringsend.

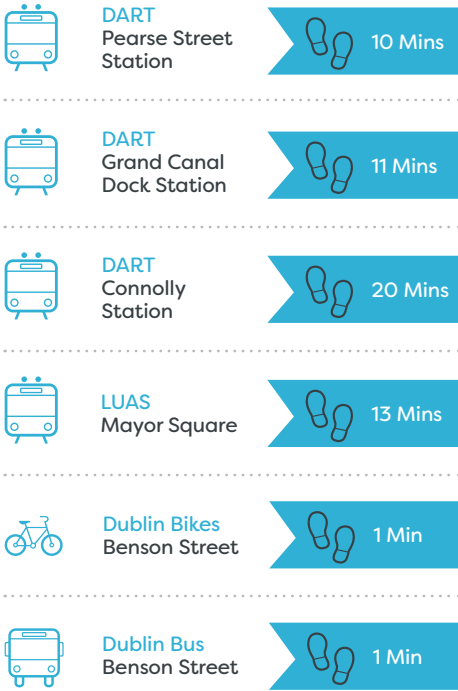
The area is also set to benefit from new pedestrian bridges to the North Docklands which will improve the walk time to the LUAS red line. In addition, there is also long term potential for the proposed development of the DART Underground to service the location.

With five dedicated Dublin Bikes stations located within the Grand Canal Docks and ample bicycle storage within the building, cyclists are very well catered for.

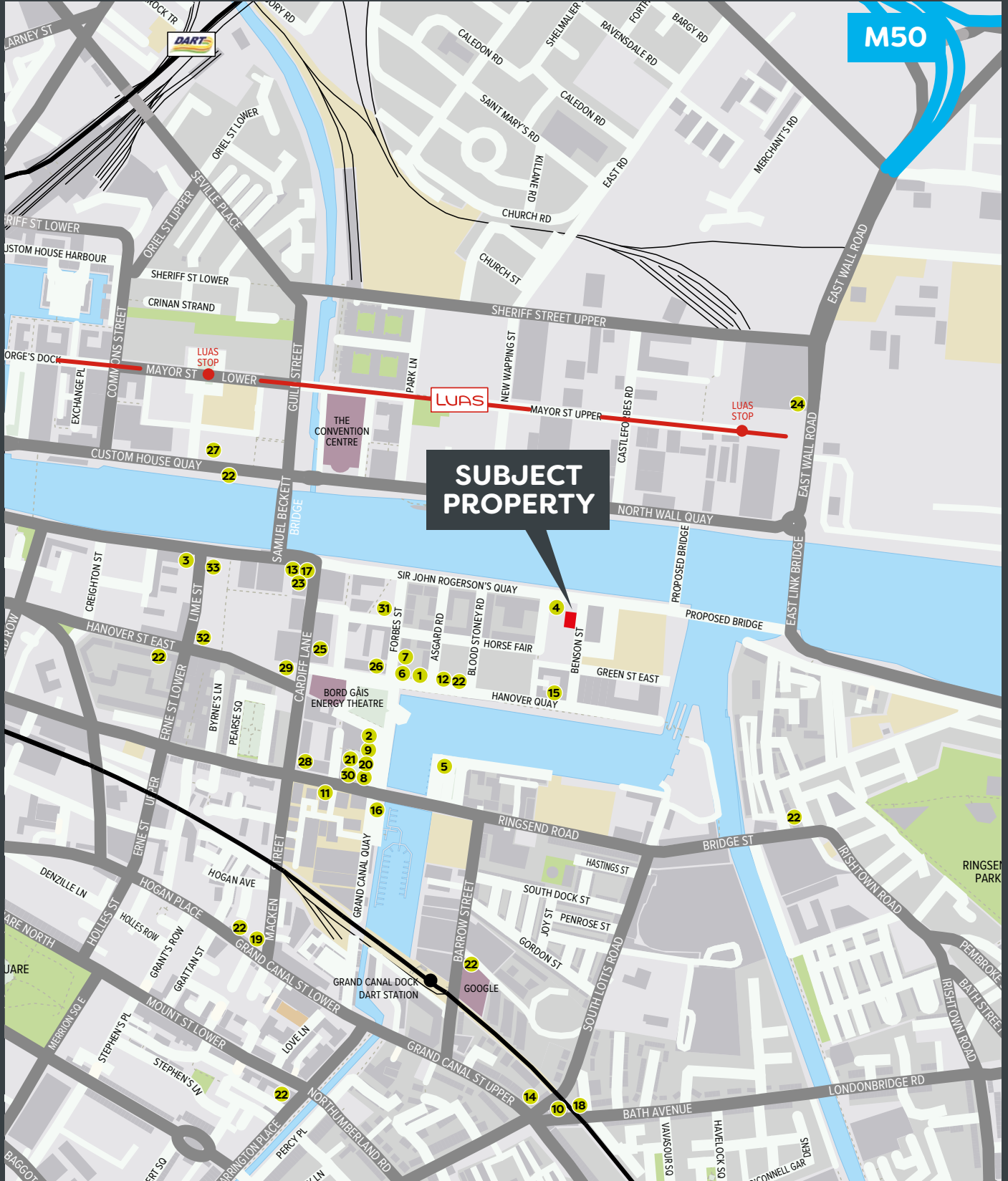
Drive Times

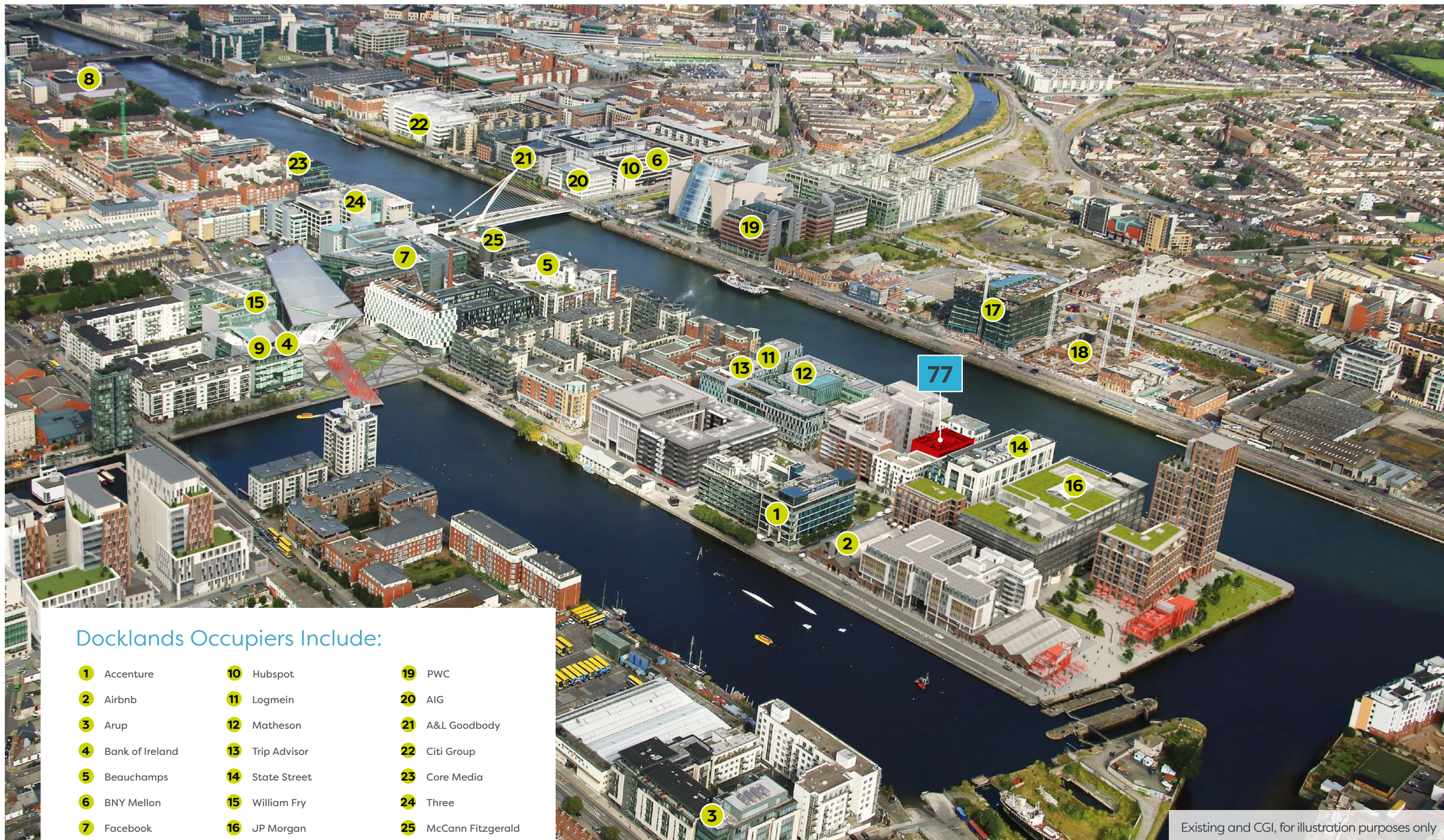


Walking Times



- | | | | | |
|------------------------|-----------------------|---------------------------|------------------------------|---------------------------|
| 1 Bb's Coffee & Co | 8 Il Valentino Bakery | 15 Pause Café Bistro | 22 Several Spar Supermarkets | 29 Flyefit Gym |
| 2 Café Bar H | 9 Insomnia Coffee | 16 The Art of Coffee | 23 The Ferryman Hotel | 30 Grafton Barber |
| 3 Café Parigi | 10 Juniors | 17 The Ferryman Pub | 24 The Gibson Hotel | 31 Life Pharmacy |
| 4 Café Sora | 11 KC Peaches | 18 The Old Spot | 25 The Maldron Hotel | 32 Safari Creche |
| 5 Charlotte Quay | 12 Milanos | 19 3FE | 26 The Marker Hotel | 33 Perpetua Cross Fit Gym |
| 6 Herbstreet Brasserie | 13 Munchies | 20 Donnybrook Fair Market | 27 The Spencer Hotel | |
| 7 HQ Gastro Bar | 14 Paulie's Pizza | 21 Fresh Supermarket | 28 Educogym | |





Existing and CGI, for illustration purposes only

Docklands Occupiers Include:

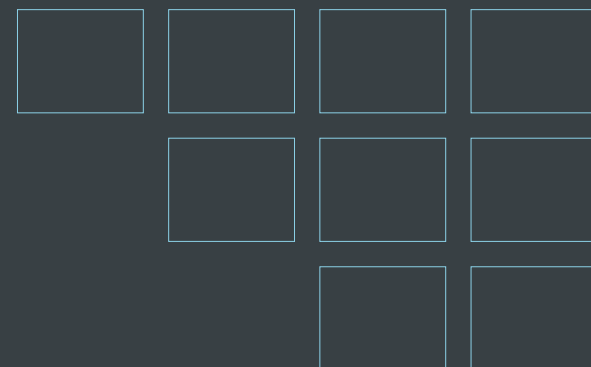
- | | | |
|-------------------|----------------------------|----------------------|
| 1 Accenture | 10 Hubspot | 19 PWC |
| 2 Airbnb | 11 Logmein | 20 AIG |
| 3 Arup | 12 Matheson | 21 A&L Goodbody |
| 4 Bank of Ireland | 13 Trip Advisor | 22 Citi Group |
| 5 Beauchamps | 14 State Street | 23 Core Media |
| 6 BNY Mellon | 15 William Fry | 24 Three |
| 7 Facebook | 16 JP Morgan | 25 McCann Fitzgerald |
| 8 Grant Thornton | 17 Central Bank of Ireland | |
| 9 HSBC | 18 NTMA | |

‘The Docklands has **continued to improve and evolve** into one of the most sought after locations in Dublin’

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Description & Specification

The property comprises a 6 floor over basement office block fronting onto Benson Street. At ground floor level there is a bright and spacious reception area along with meeting room facilities. The reception is accessed from Benson Street via a recessed entrance with a revolving door. Upper floors are accessed via a central core which has ample bathroom facilities at each floor level.

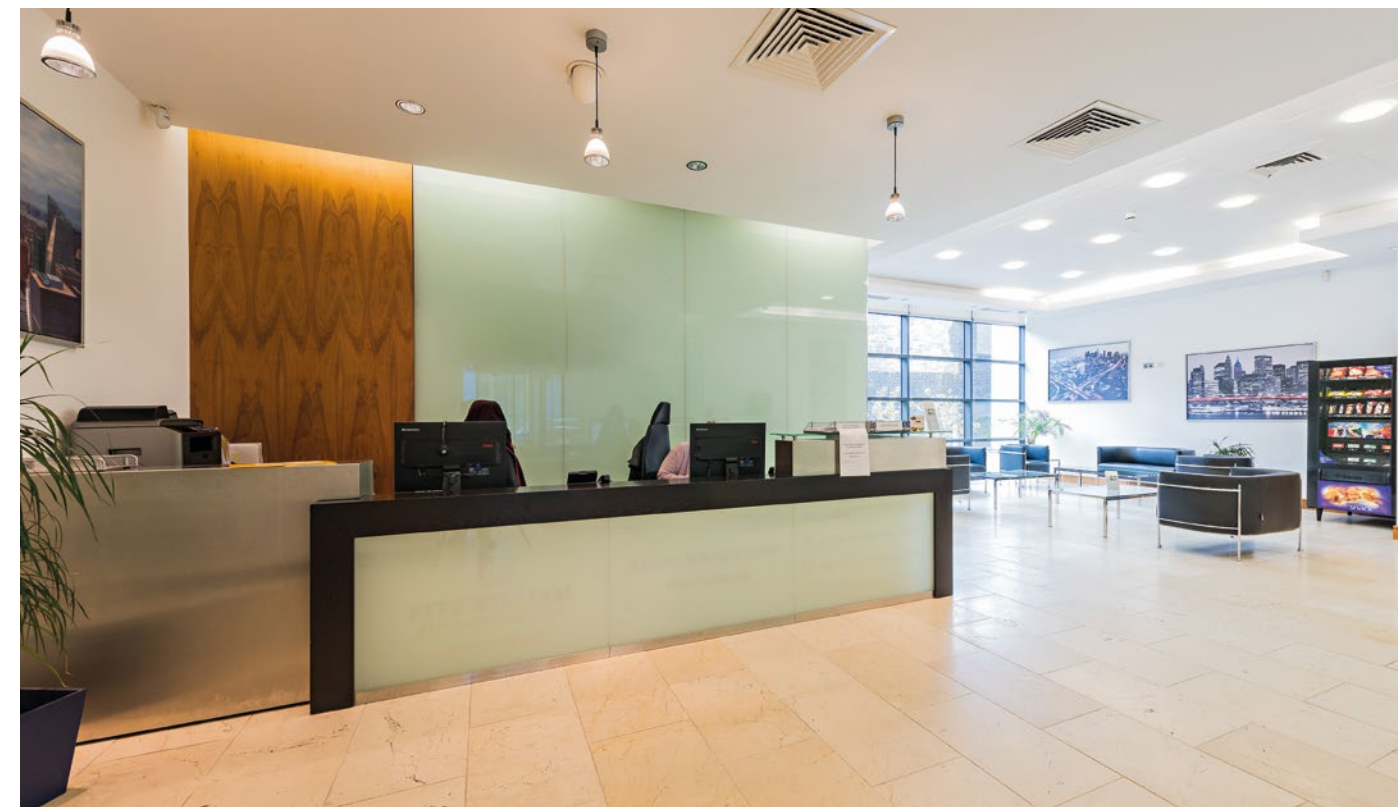
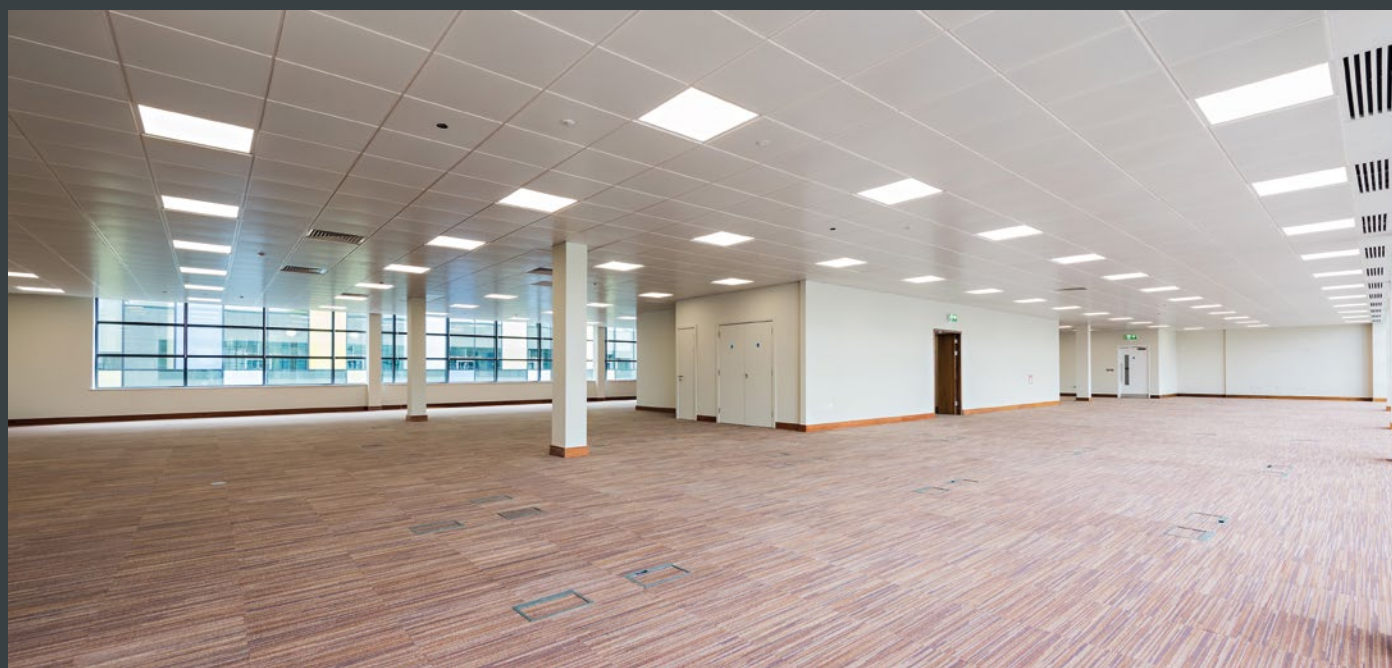
The specification of the property includes raised access floors, suspended ceilings, floor to ceiling glazing, recessed lighting and four pipe fan coil air conditioning throughout. The floor plate is arranged around a central core which gives flexibility to split into multiple tenancies per floor (subject to necessary permits). It also maximises natural light into the office.

The building benefits from a generator with a capacity of 500 KVA and 180 category 6 Krone TruNet data points per floor. The current fibre capacity is 1GB. The building is served by two Mid-Western 630kg/8 person lifts.

The 5th floor has been improved to include new micro perforated metal ceiling tiles, LED lighting and carpeted raised access floors. The property also benefits from a balcony at 5th floor level.

The refreshment of the 5th floor to CAT A standard at relatively low cost identifies the high quality potential of the floors with a quick delivery requiring no new fire or disability access certification.

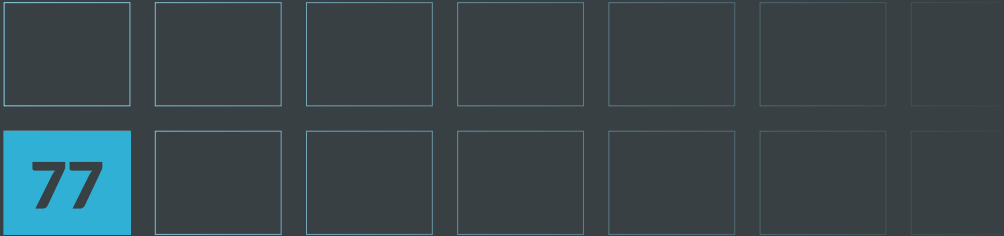
77 Sir John Rogerson's Quay will appeal to single occupiers who wish to control their own building identity and management. Should the building be multi-let, the design allows for an efficient conversion to floor by floor lettings and the reception is appropriately sized at 117 sq m (1,257 sq ft) to efficiently allow the building to be split and increase the pool of target occupiers.



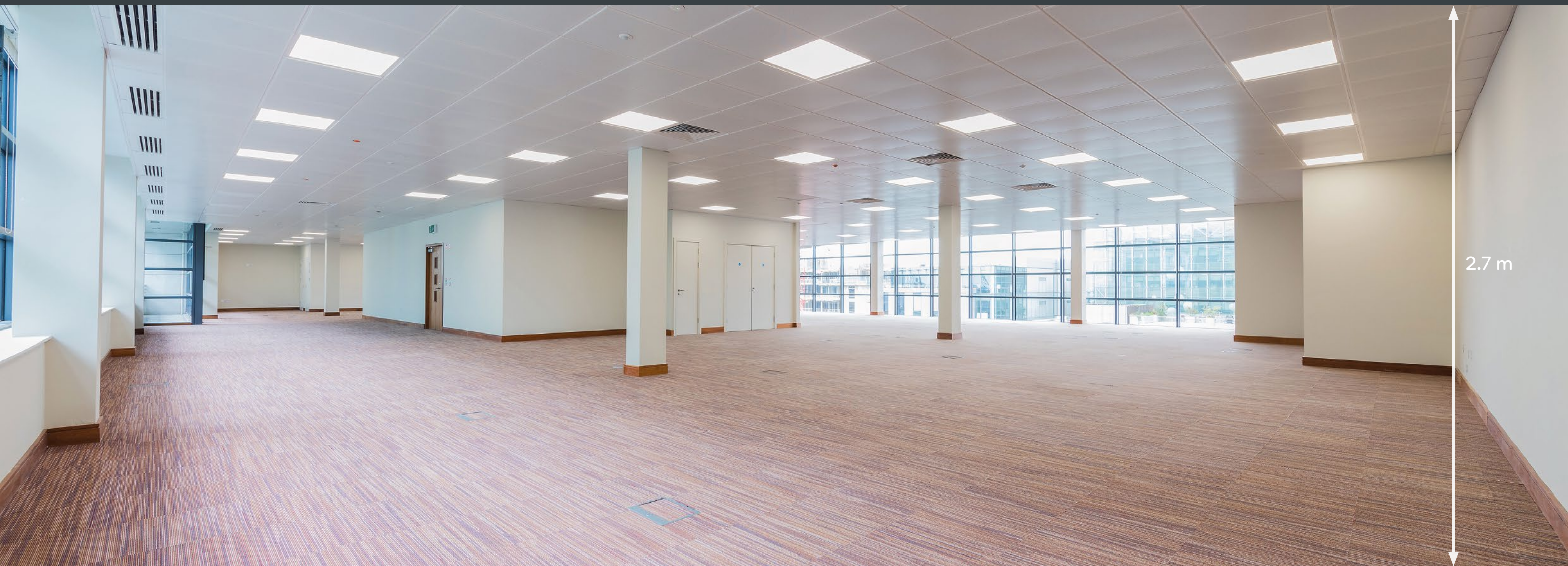
‘The building will appeal to single occupiers who wish to **control their own building identity** and management’



‘Ideal floorplate size of approx. 540 sq m with virtually no competing stock currently available in this size category in the South Docks’



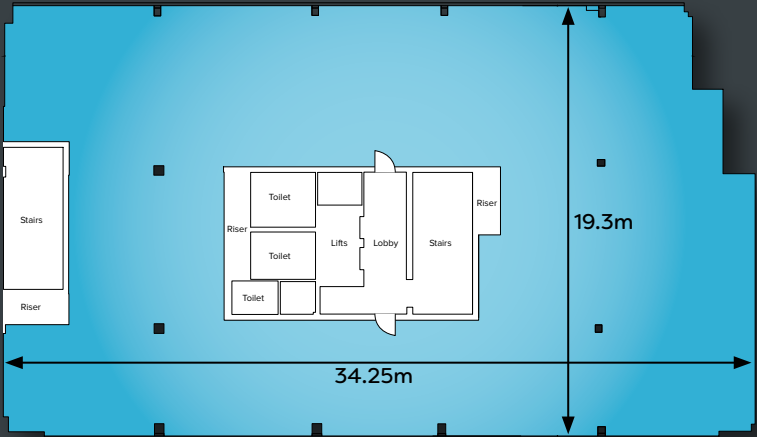
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Accommodation

Floor	Floor Area Sq m (NIA)	Floor Area Sq ft (NIA)
Ground	501.1	5,395
First	541.9	5,833
Second	544.4	5,860
Third	543.4	5,849
Fourth	545.2	5,868
Fifth	521.0	5,608
Total	3,197	34,413
Car Spaces	20	

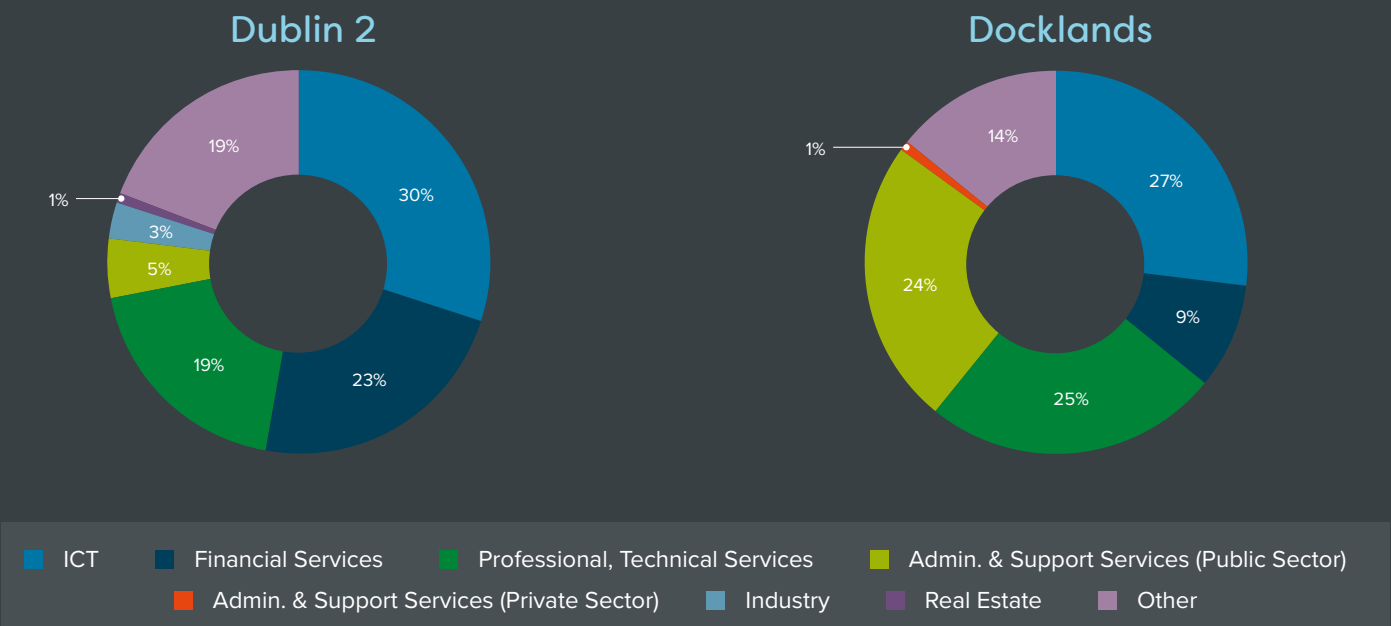
Typical Floor Plate



Market Analysis

Dublin 2 is a popular location with ICT firms who accounted for 35% of all lettings in 2016 and the Financial Services Sector who were responsible for 23% of all take-up on 2016.

In the Docklands the ICT and Financial Services Sectors are also active as is the Public Sector which accounted for 24% of all lettings.



This area’s popularity is reflected in the fact that the vacancy rate in Dublin 2 is 6.28% and the Grade A rate is 4.06%. In the South Docklands the overall vacancy rate is 1.81% and the Grade A vacancy rate is 0.36%.

The Docklands is a lively, cosmopolitan and an immensely popular destination for entertainment with a broad range of amenities including theatres, hotels, cafes, bars, restaurants, shops and watersport activities. The planned Chocolate Park to the rear of 77 Sir John Rogerson’s Quay will increase the available amenities in the location.

Demand

Dublin 2 including the Docklands has maintained steady and strong levels of demand over the last two years despite high level of take-up. Dublin 2 has always been the predominate postcode of choice within Dublin.

As seen by the table below there is a significant number of occupiers looking within the Dublin 2 market. Importantly the majority of requirements logged are for less than 10,000 sq ft which is in line with the historically most prevalent floor plate size for Dublin. The building will allow investors to actively capture this market. There are a limited number of other buildings able to accommodate this market efficiently ensuring demand from a large and captive market therefore minimising letting risk.

Dublin 2 has performed very strongly with prime rents in the area now surpassing €60 psf.

Current Occupier Demand for Dublin 2

D2	No. of Active Occupiers	Sq ft Total	Sq ft Average	Share of Number of Requirements	Share of Number of Total sq ft Take Up %
5,000 sq ft or less	61	191,200	3,134	33%	5%
5,000-10,000 sq ft	52	387,500	7,452	28%	11%
10,000-20,000 sq ft	42	606,250	14,435	22%	17%
20,000-50,000 sq ft	21	1,039,750	49,512	11%	28%
50,000 sq ft or more	11	1,434,250	130,386	6%	39%
TOTAL	187	3,658,950		100%	100%

‘The building will satisfy 93% of logged live Dublin 2 requirements’

The floorplate size of approx. 540 sq m per floor will result in the floors being extremely attractive to the occupier market. Transaction volumes at these levels are significantly higher particularly in the Dublin 2 market as evidenced by the table below:

All Dublin 2016 Lettings

Size Range	No. of deals	Total sq m	Average sq m	% Share of number of deals transacted	% Share total space taken up
465 sq m or less	107	27,094	253	46.72%	12.05%
465 - 929 sq m	67	42,435	633	29.26%	18.87%
929 - 1,858 sq m	26	37,952	1,460	11.35%	16.88%
1,858 - 4,645 sq m	22	61,613	2,801	9.61%	27.40%
4,645 sq m or more	7	55,740	7,963	3.06%	24.79%
Total	229	224,834	982	100.00%	100.00%

Dublin 2 2016 Lettings

Size Range	No. of deals	Total sq m	Average sq m	% Share of number of deals transacted	% Share total space taken up
465 sq m or less	28	7,759	277	35.90%	9.10%
465 - 929 sq m	29	19,367	668	37.18%	22.71%
929 - 1,858 sq m	11	16,722	1,520	14.10%	19.61%
1,858 - 4,645 sq m	7	20,210	2,887	8.97%	23.69%
4,645 sq m or more	3	21,235	7,078	3.85%	24.90%
Total	78	85,292	1,093	100.00%	100.00%

The area has become Dublin’s principal modern office district and business hub. Neighbouring occupiers include:





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Contacts & Further Information



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Pricing

Guiding in excess of €28 million subject to contract / contract denied.

Project Website and Dataroom

<https://sites.savills.com/77sirjohnrogersonsquay>

Viewings

Viewings are strictly to be arranged through the sole selling agent Savills.

VAT

VAT will apply on the sale.

BER Details

BER Rating: E1
BER No: Available in the data room
Energy Performance Indicator: Available in the data room

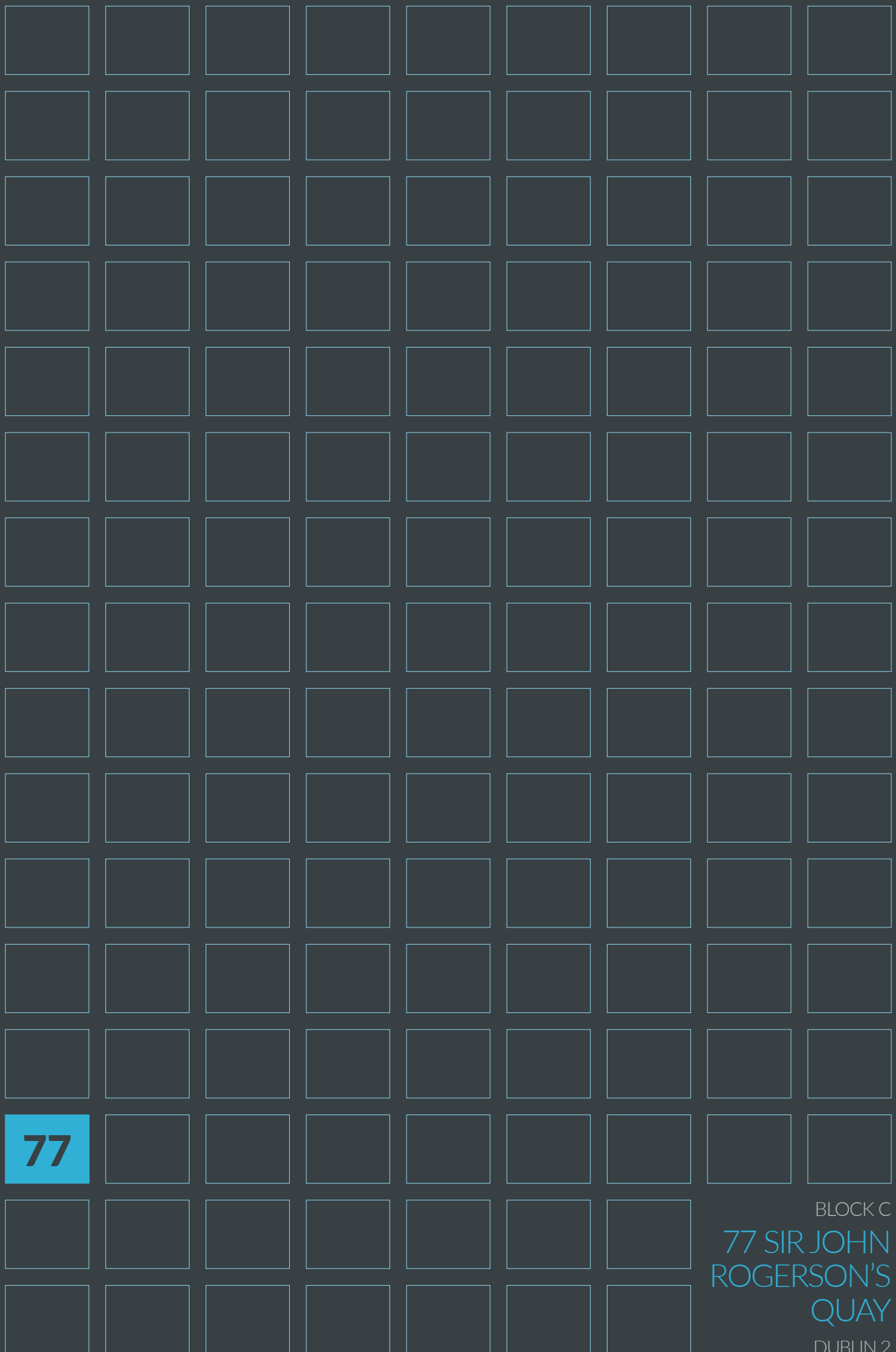


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