



Teach Baile an Mhuilinn
MILLTOWN HOUSE

— MOUNT ST. ANNES, MILLTOWN, DUBLIN 6 —

BER EXEMPT

DESCRIPTION

Milltown House was originally constructed in 1730 and holds a rich historical legacy. It has been carefully restored throughout with many stunning original features, adding to the prestige of the overall building. It provides approximately 7,117 sq ft NIA of office accommodation over 6 floors in a unique heritage style HQ quality building with the convenience of having lift access throughout.

The building is currently laid out to accommodate approximately 50 employees in a spacious environment and has previously accommodated approximately 100 employees for a past occupier – showing its flexibility to meet a range of layouts and headcount requirements due to the combination of quality work space areas and impressive client-facing heritage spaces.

The current occupier move only results from business growth and expansion which requires a larger premises for their business needs.

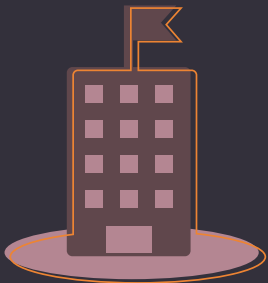


HISTORY

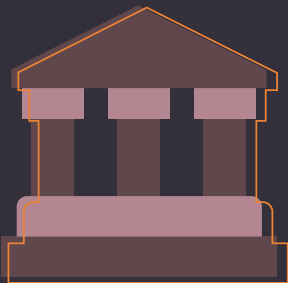
Originally, Milltown House served as a private residence. However, it later served as a convent for the Irish Sisters of Charity nuns until approximately 20 years ago. The nuns had occupied the house since the 1850s. Prior to their occupancy, according to the 1837 census, the house was home to “the Misses Hunt” and also served as a dissenting place of worship for Irish Independents.



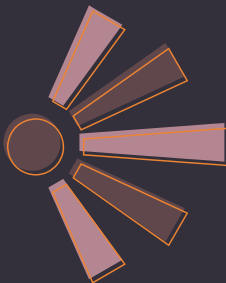
SPECIFICATION



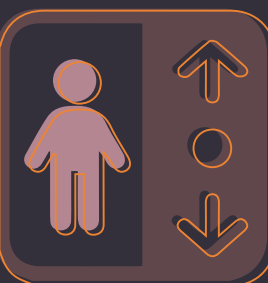
STANDALONE
HQ BUILDING



PRESTIGIOUS HERITAGE
FEATURES THROUGHOUT



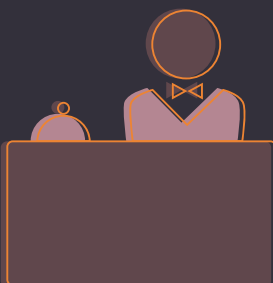
QUALITY LANDSCAPED
SETTING IN MOUNT ST.
ANNE'S DEVELOPMENT



LIFT ACCESS



WHEELCHAIR
ACCESSIBLE



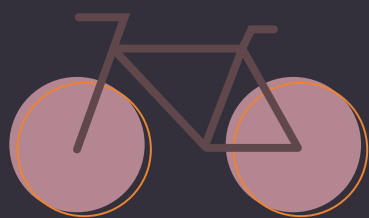
RECEPTION
AREA



SHOWER
ROOM



CAR
PARKING



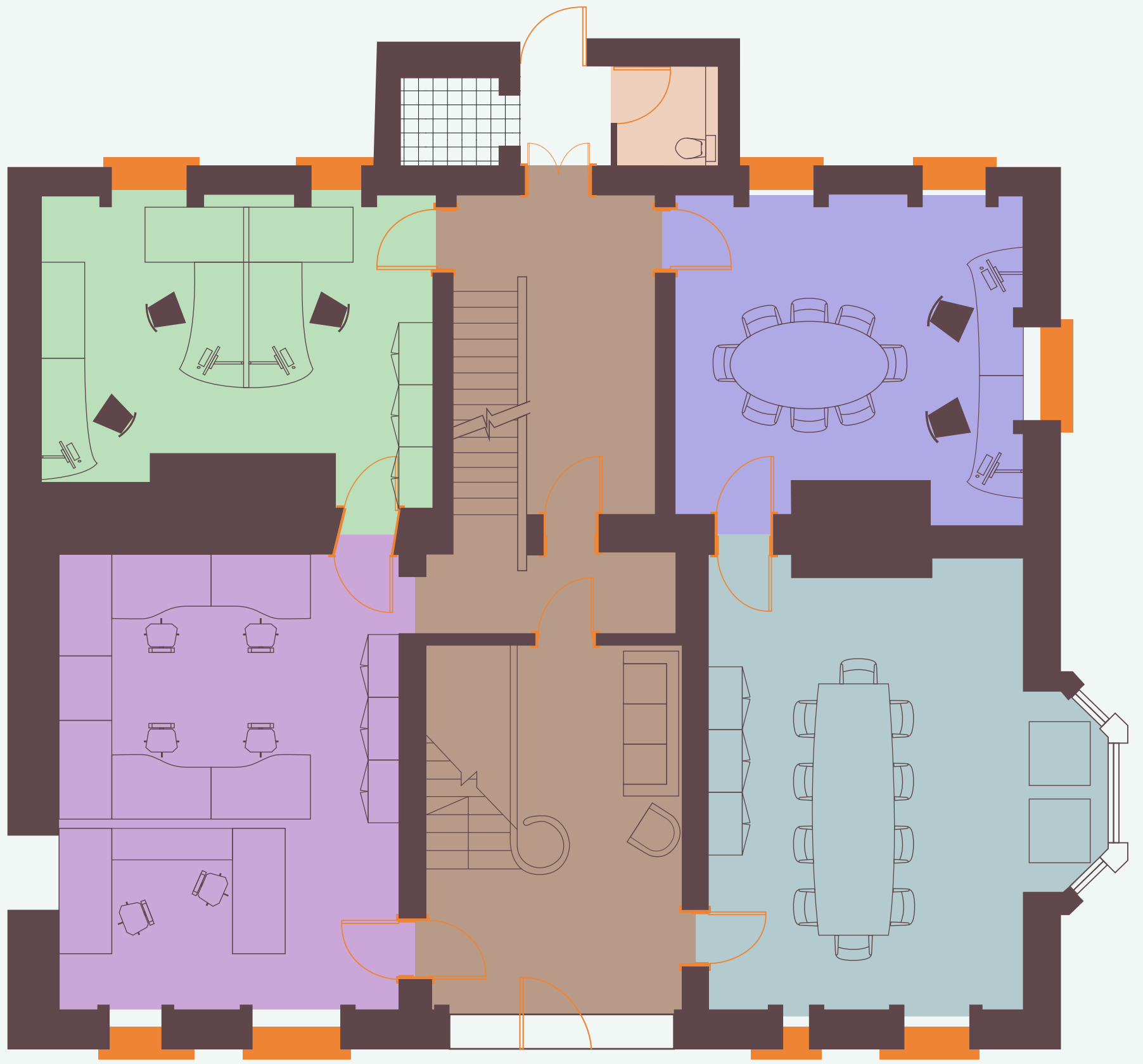
BICYCLE
PARKING

FLOOR PLANS



BASEMENT

- Office
- M&E
- Phone booths
- Canteen
- Lift
- Stairwell
- Toilets



GROUND FLOOR

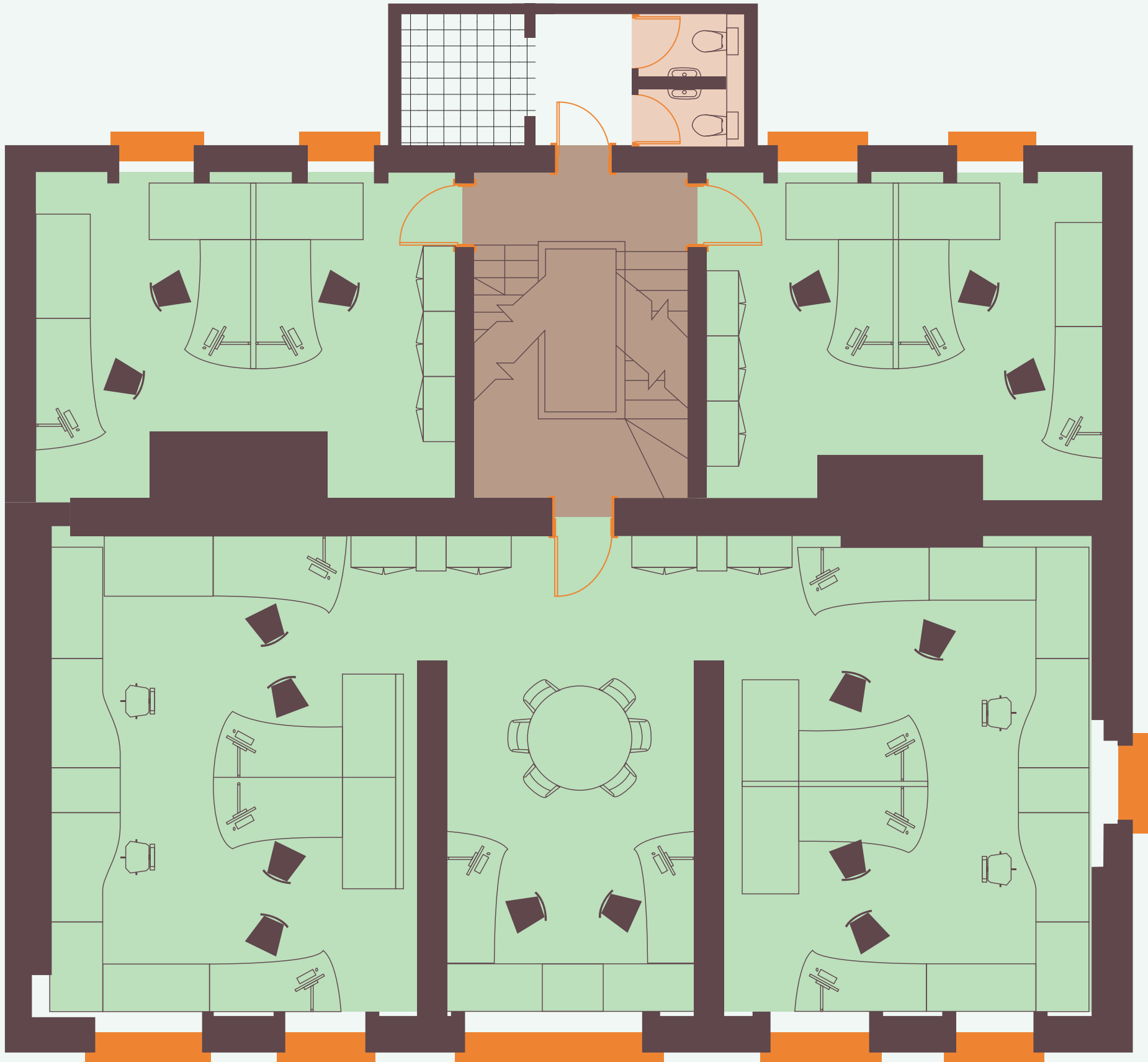
- Reception
- Meeting Room
- Boardroom
- Stairwell
- Toilets
- Lift

FLOOR PLANS



FIRST FLOOR

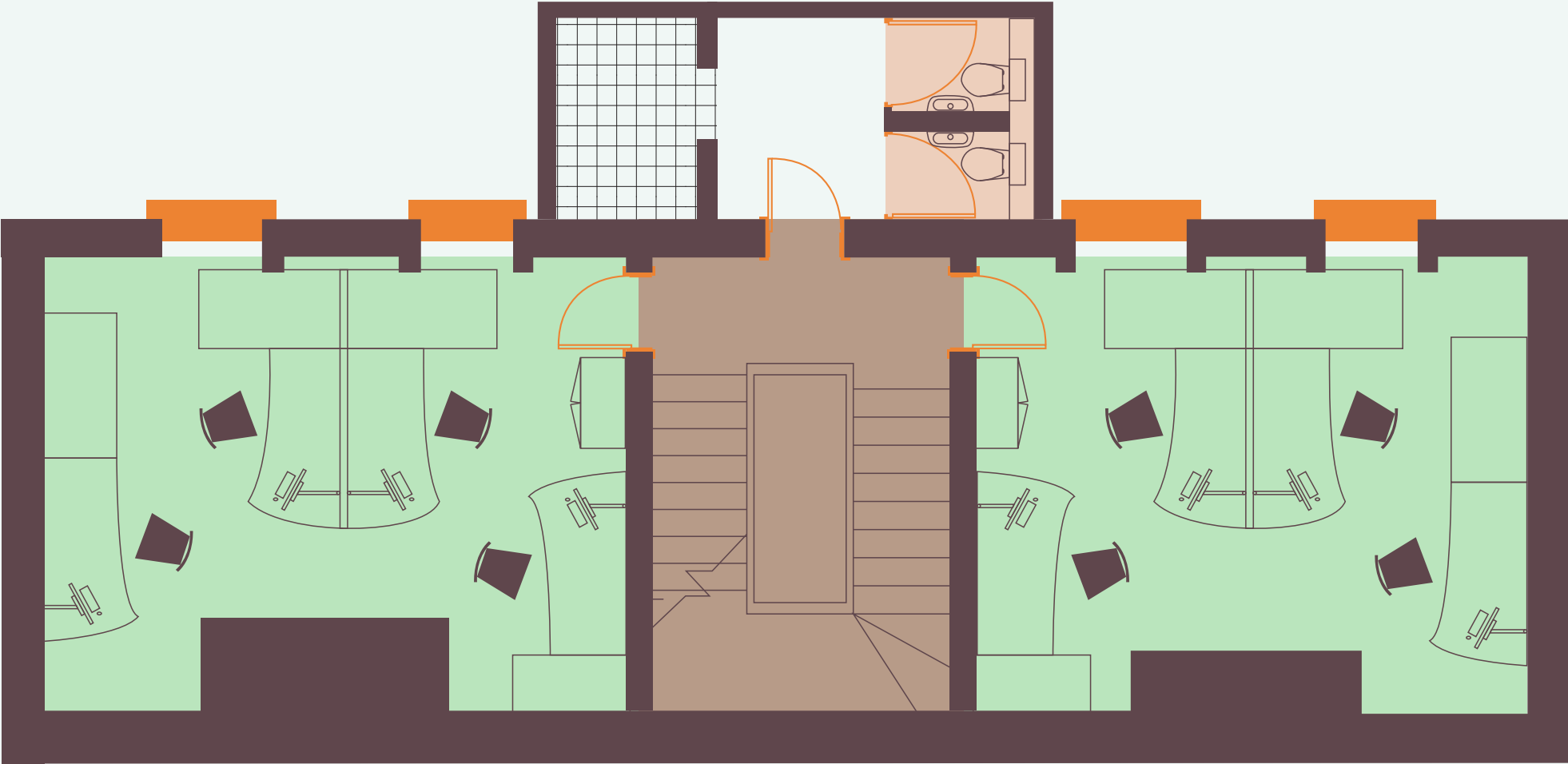
- Offices
- Stairwell
- Toilets
- Lift



SECOND FLOOR

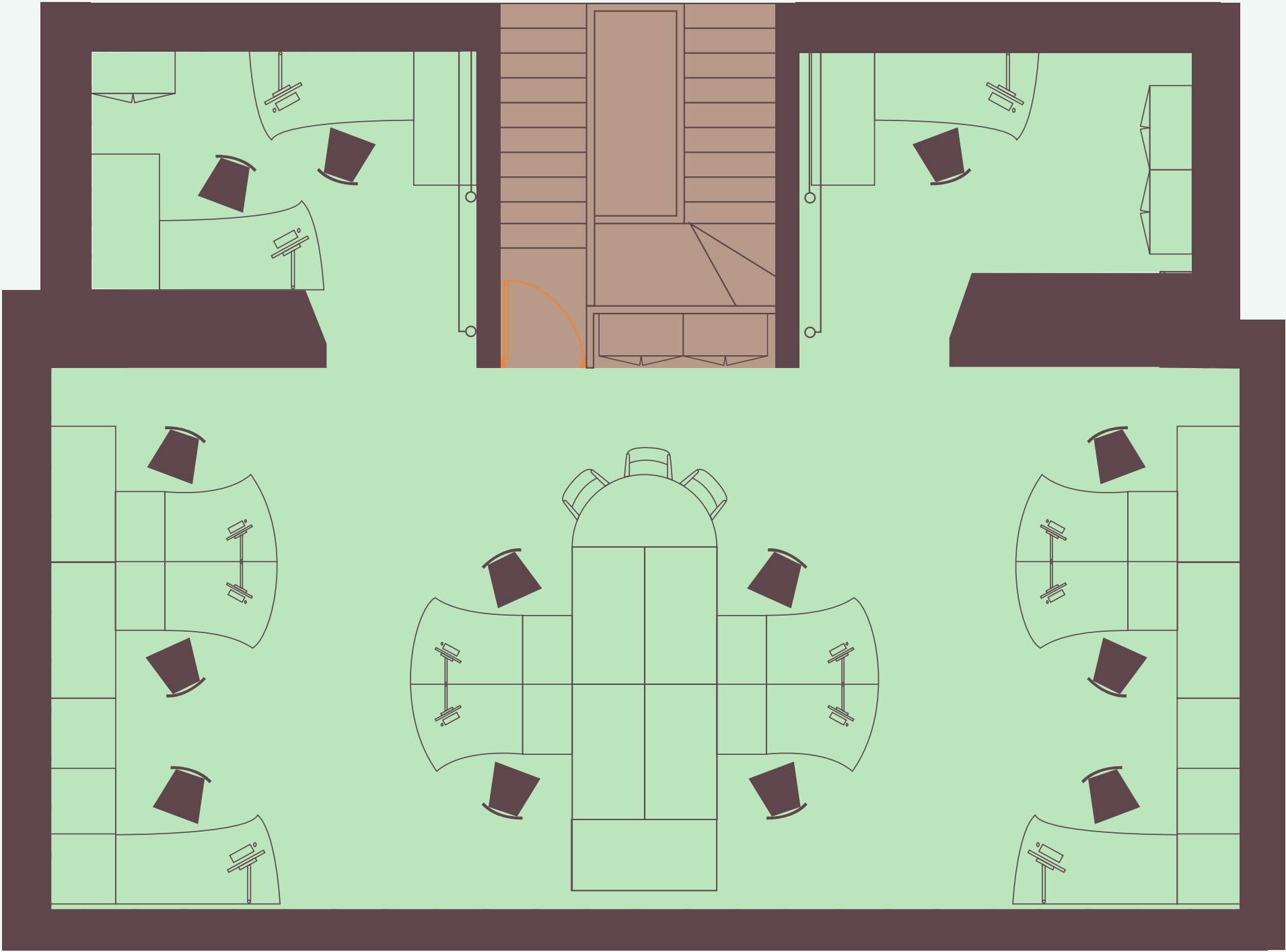
- Offices
- Stairwell
- Toilets
- Lift

FLOOR PLANS



THIRD FLOOR

- Offices
- Stairwell
- Toilets
- Lift



ATTIC

- Office
- Stairwell
- Lift



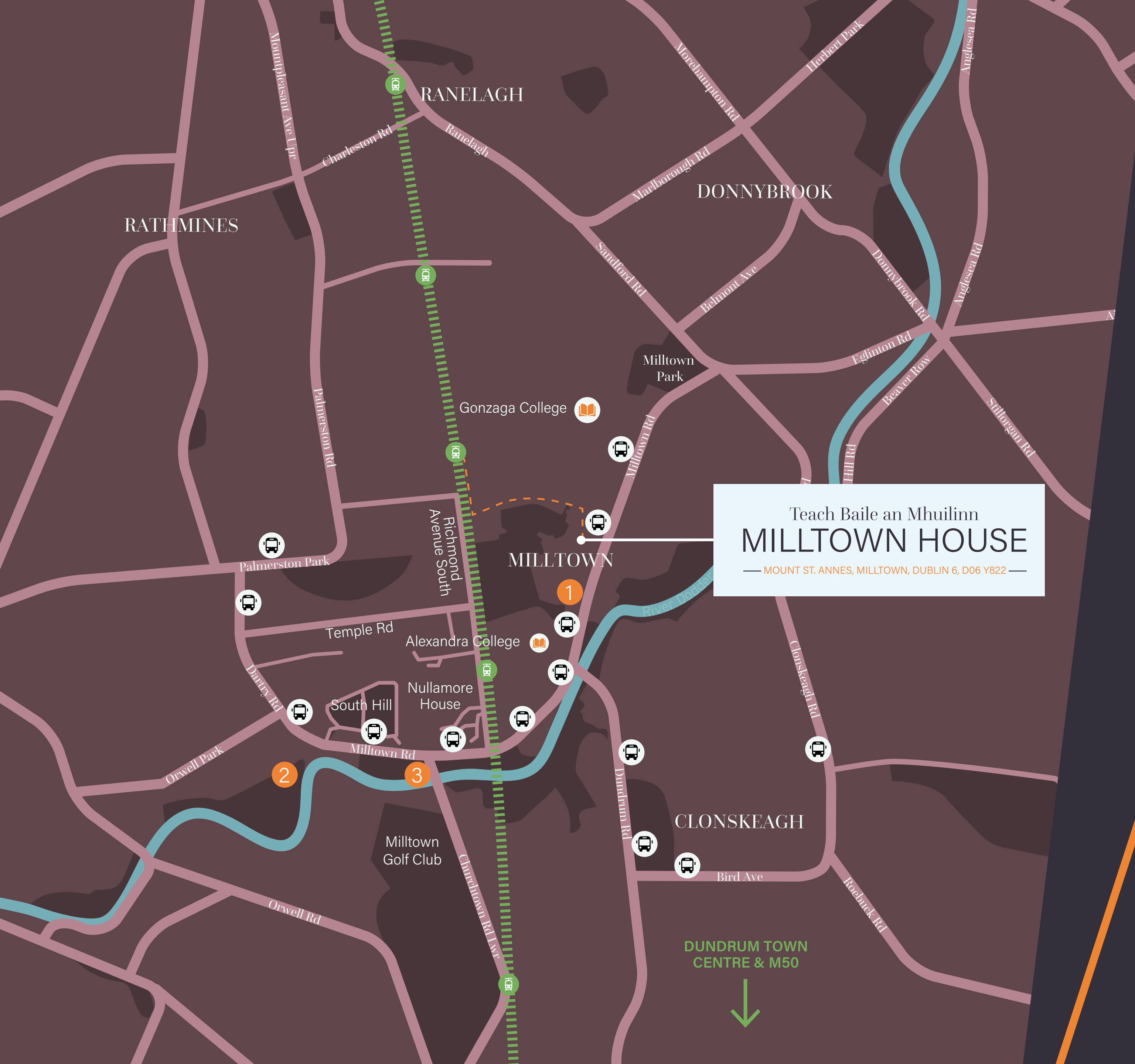
LOCATION

Milltown House is located in the Mount St. Anne's development and offers access to an array of amenities in the immediate area with options such as Wilde & Greene, The Dropping Well, Eurospar and further retail and leisure offerings in close proximity. Mount St Anne's itself is maintained to a high standard throughout with manicured lawns and a focal lake with picnic areas for employees to enjoy, as well as the nearly River Dodder walkway.

Furthermore, Milltown House is ideally situated close to several highly amenitised villages including nearby Donnybrook, Ranelagh, and Dundrum.

The surrounding area is serviced by the LUAS green line and Dublin Bus, providing quick easy access to the city centre and Dundrum Town Centre. Notably, there is an exclusive access gate on the LUAS platform for Mount St. Anne's occupiers providing direct access to the LUAS services from the development. Milltown House is easily accessible by car, with the M50 and N11 in easy reach.





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LOCATION MAP

-  **BUS:** 3 MIN WALK
-  **LUAS:** 12 MIN WALK
- 1** **WILDE & GREEN:** 3 MIN WALK
- 2** **RIVER DODDER:** 6 MIN WALK
- 3** **THE DROPPING WELL:** 13 MIN WALK

NOTE DISTANCE TO M50 AND N11:
 **M50:** 13 MIN DRIVE
N11: 9 MIN DRIVE

LEASE TERM

AVAILABLE BY WAY OF
SUBLEASE OR ASSIGNMENT

ANNUAL RENT

ON APPLICATION

COMMERICAL RATES

APPROX €2.78 PER SQ. FT
FOR 2024

ESTATE SERVICE CHARGE

€12,000 PER ANNUM

BER RATING

EXEMPT

INSPECTIONS

STRICTLY BY PRIOR APPOINTMENT
THROUGH SOLE AGENTS JLL

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