

T O L E T



POWERSCOURT

The Penthouse Suite

ENNISKERRY, CO. WICKLOW

TO LET

A SUPERB PENTHOUSE OFFICE SUITE IN IRELAND'S MOST FAMOUS ESTATE

c. 341 SQ M (3,672 SQ FT)



An opportunity to acquire the only office suite located on the top floor of this magnificent building and landmark location.

Powerscourt Estate, located near Enniskerry, County Wicklow, Ireland, is a renowned country estate celebrated for its historic house and spectacular landscaped gardens, extending to approximately 19 hectares (47 acres).

Originally built as a 13th-century castle, Powerscourt House was extensively remodelled in the 18th century by the German architect Richard Cassels, with works commencing in 1731 and completing in 1741.

Today, the estate is owned and operated by the Slazenger family. For only the third time in the history of Powerscourt House, an exceptional opportunity now arises for a new tenant to acquire the prestigious Penthouse Suite.

The view from
the Penthouse
Office Suite



AMENITIES

Powerscourt Penthouse Suite offers the opportunity to create an impression unparalleled by any other office location in Ireland.

The offices occupy the entire top floor of the original house, boasting commanding panoramic views over the internationally acclaimed gardens and grounds of Powerscourt Demesne and the Wicklow Mountains.

A major feature of the location is the exceptional range of neighbouring facilities. Within a five-minute walk of your desk are two championship golf courses, Avoca, pilates studio, the Powerscourt Hotel and its leisure amenities, along with much more.

Powerscourt is one of Europe's great treasures and Ireland's most famous house and gardens. Set within the Wicklow Mountains, just 25km from Dublin city centre, Powerscourt is a heritage property with a surprising difference - it can also be the headquarters for your business.



Two magnificent Championship Golf Courses which have hosted the 1998 Irish PGA and the 2001 Irish Seniors Open.





SET WITHIN THE WICKLOW MOUNTAINS, JUST 25KM FROM DUBLIN CITY CENTRE

LOCATION & TRANSPORT

Travel Times BY CAR

Enniskerry Village	5 min
Bray	15 min
Cherrywood	15 min
Sandyford	15 min
Dublin City Centre	30 min
Dublin Airport	40 min

THE OFFICE SUITE



The Powerscourt Penthouse is a fully fitted headquarters office building designed to offer a self-contained occupancy.

The offices provide large open-plan workspace, two spacious feature suites at either end of the building, ideal for conference, meeting or boardroom facilities, together with a reception area, communications room, private entrance lobby served by its own dedicated passenger lift, as well as private kitchen, toilet and shower facilities.

Meticulously restored, refurbished and modernised to enhance its Georgian pedigree, this exceptional building combines historic character with modern occupier requirements and a recognised commitment to sustainability. It will appeal to businesses seeking a truly distinctive headquarters and is ready for immediate occupancy.



TESTIMONIAL

“

CoolPlanet has been proud to call Powerscourt Estate home for our headquarters for the last 10 years.

From the moment we moved in, we were struck not just by the sheer beauty of the setting, but by how well the estate's values aligned with our own. As a company working in energy and sustainability software, it meant a great deal to be based somewhere that shares that same ethos of stewardship and care for the land.

The team at Powerscourt have been exceptional throughout our time here; helpful, professional and always quick to accommodate whatever we've needed. It's rare to find a landlord that feels more like a partner.

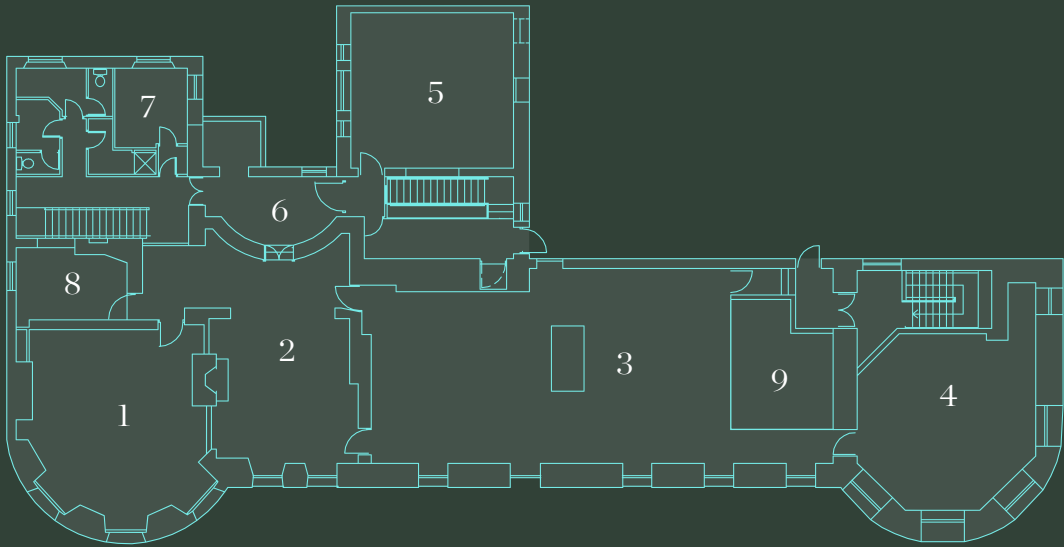
As we grow, we're moving to a larger space to accommodate our team, but we're delighted to be staying within Powerscourt Estate. While we'll miss our current spectacular views we're excited to continue our journey here, in a location that continues to inspire us and reflects the sustainable values we hold dear.

”

NORMAN CROWLEY
Founder & Chairman, CoolPlanet



Office Suite Floor Plan



For illustration purposes only



Office Specifications

- Open-plan and cellular office accommodation
- Painted and plastered walls with decorative wall panelling
- Original-style slide sash windows
- Luxurious carpeting throughout
- Combination of recessed lighting and feature chandeliers
- Full air conditioning throughout
- Extensive cabling infrastructure, including CAT 6 data cabling and power provision
- Dedicated communications room with air conditioning and racking system
- Fibre internet connectivity
- Fully fitted kitchen facility
- Male and female toilet facilities with shower provision
- Dedicated passenger lift
- 100% powered by renewable energy

Net Internal Floor Area*

		SQ M	SQ FT
1	Board / Meeting Room	44.58	480
2	Reception / Office	33.03	356
3	Open Plan Offices	135.82	1,463
4	Board Room	46.43	500
5	Cellular Office	34.8	375
6	Private Entrance Foyer	13.63	147
7	Kitchen	8.74	94
8	Meeting Room	9.13	98
9	Meeting Room	15.00	161
Total Net Internal Floor Area		341.16	3,672

* Approximate



Viewing highly recommended by appointment
with sole agents Knight Frank.

20-21 Pembroke Street Upper
Dublin 2
D02 V449
[knightfrank.ie](https://www.knightfrank.ie)

Paul Hanly
Paul.hanly@ie.knightfrank.com
01 634 2466

John Shanahan
John.shanahan@ie.knightfrank.com
01 634 2466

PSRA No. 001266

BER Exempt

Disclaimer: These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.