



To Let

Prestigious standalone heritage office building offering fully fitted accommodation with period features, available on flexible lease terms.

- Standalone Period Building
- Turnkey quality with flexible lease terms
- Car & bike parking
- Shower facility
- Wheelchair accessible

Milltown House

Milltown House, Convent Avenue, Dublin 6, Mount Saint Annes, Milltown, D06 Y822

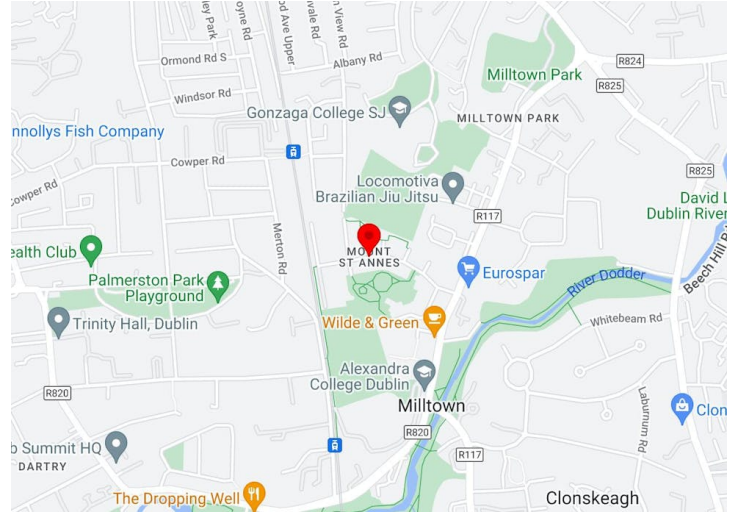
7,117 sq ft

661.19 sq m

Reference: #228813

Milltown House

Milltown House, Convent Avenue, Dublin 6, Mount Saint Annes, Milltown, D06 Y822



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 throughout the building, adding to the prestige of the overall building. It provides approximately 7,117 sq ft of office accommodation over 6 floors in a unique heritage style HQ quality building with the convenience of having lift access throughout the building.

The building is currently laid out to accommodate approximately 50 employees in a spacious environment and has previously accommodated approximately 100 employees for a previous occupier – showing it's 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.

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.

Terms

Available on lease assignment with an expiry date of 15th April 2032

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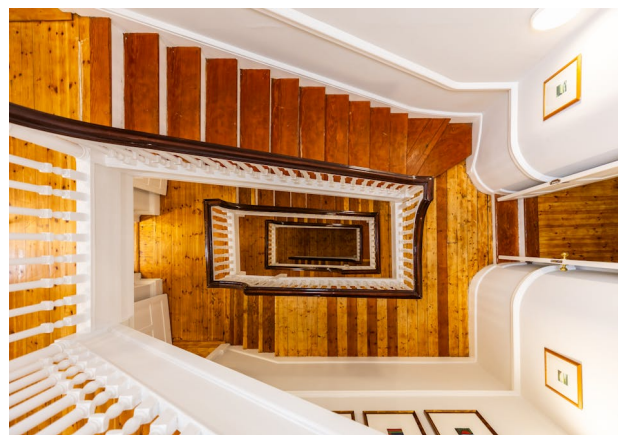
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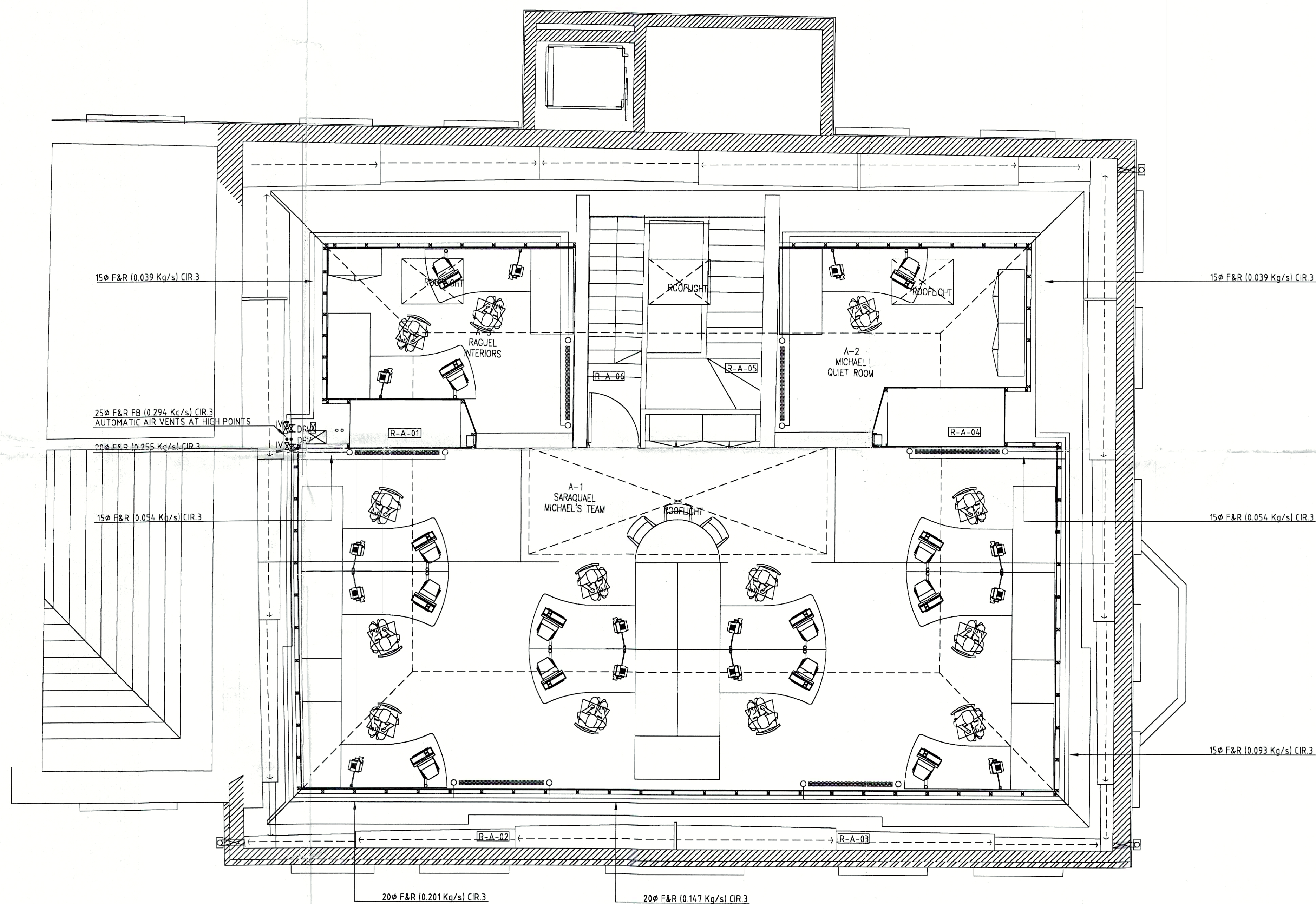
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LEGEND

---	PIPEWORK IN CEILING SPACE
---	PIPEWORK AT HIGH LEVEL
---	PIPEWORK AT LOW LEVEL
---	PIPEWORK IN FLOOR VOID
○	RADIATOR
F&R	FLOW AND RETURN
DTLL	DROP TO LOW LEVEL
TA	TO ABOVE
FA	FROM ABOVE
TB	TO BELOW
FB	FROM BELOW
DTFD	DROP TO FLOOR VOID
RFFD	RISE FROM FLOOR VOID
DTFF	DROP TO FALSE FLOOR
RFFF	RISE FROM FALSE FLOOR
⊙	ANCHOR
---	EXPANSION BELLOWS
⊙	PIPE GUIDE

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Rev: Date: Description:

Project: REFURBISHMENT OF MILLTOWN HOUSE,
ST. ANNE'S, MILLTOWN

ELENCO
Electrical &
Mechanical
Contractors.
ELENCO ENGINEERING LTD. ELENCO HOUSE, 9 BELVIDERE PLACE, DUBLIN 1.

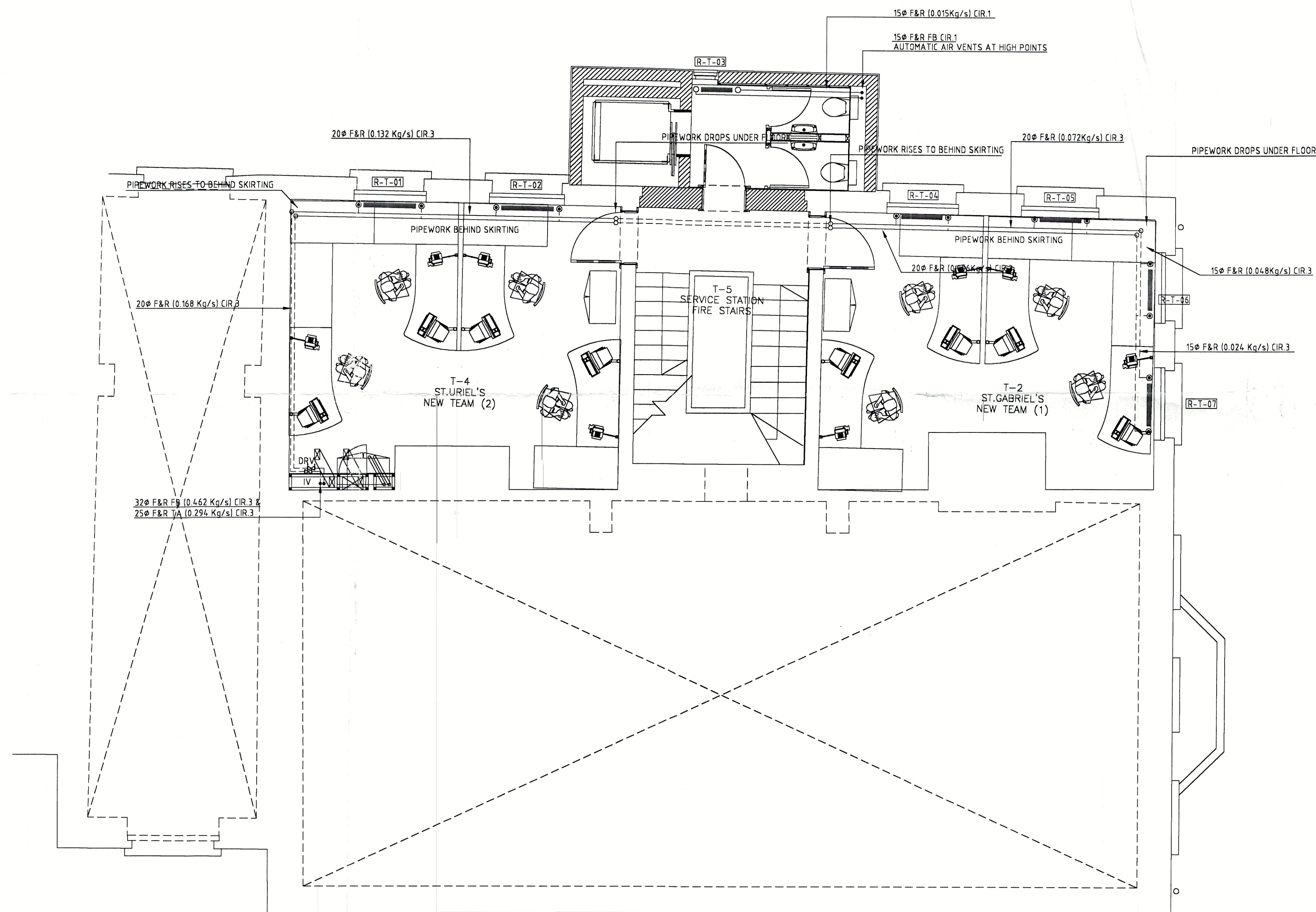
Drawing Title:
HEATING SERVICES INSTALLATION

ATTIC LAYOUT
AS INSTALLED DRAWING

Date: 3/5/'01	Scale: 1:20	Drawn: D.REGAN	Revision:
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Consulting Engineers:
DELAP & WALLER
CONSULTING ENGINEERS
MECHANICAL & ELECTRICAL
Bloomfield House,
Bloomfield Avenue,
Dublin, 8.
Telephone: 4534031
Fax: 4535875

Drawing No.: 243/AF/22



LEGEND

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Project: REFURBISHMENT OF MILLTOWN HOUSE,
ST. ANNE'S, MILLTOWN

ELENCO Electrical & Mechanical Contractors
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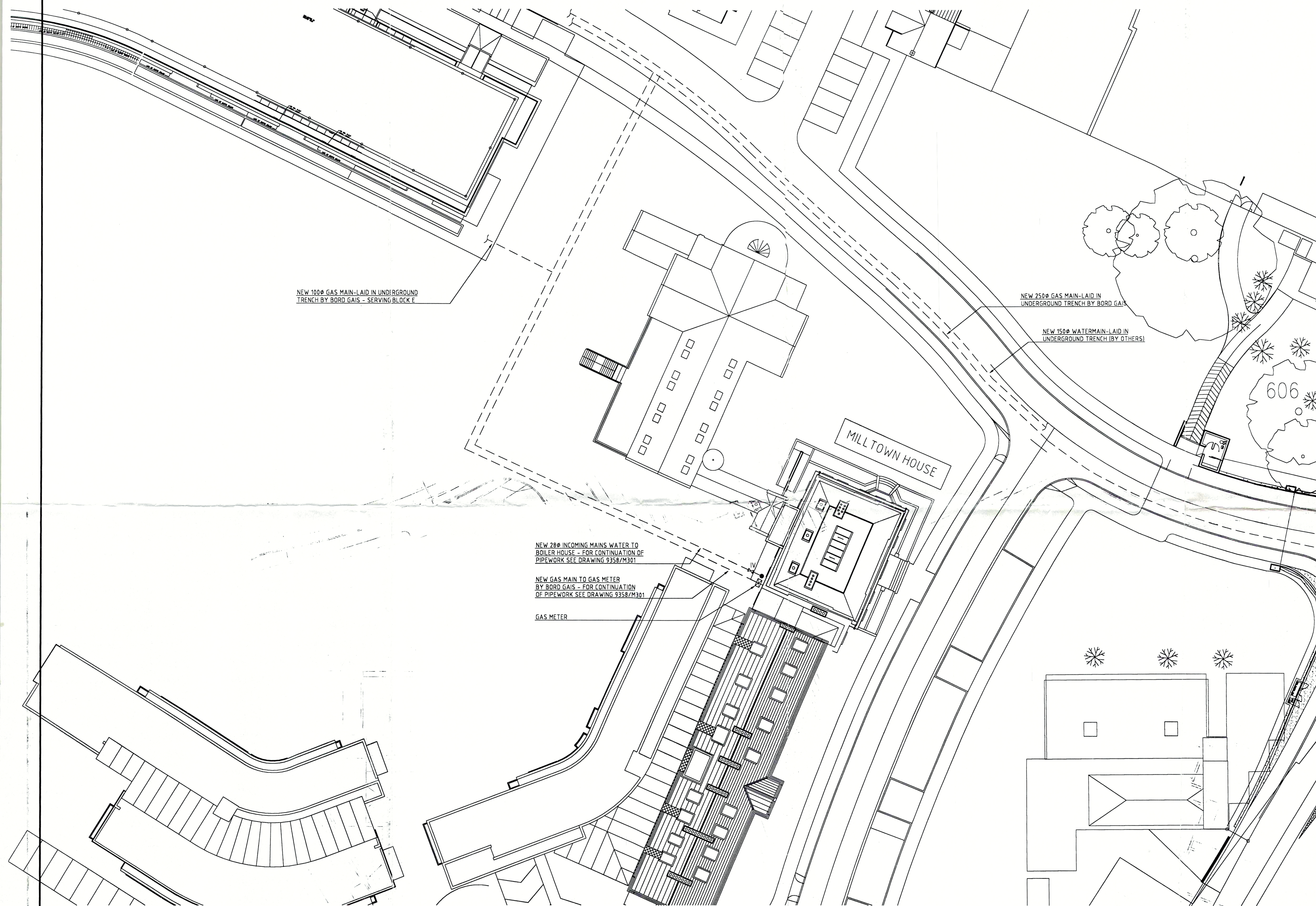
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THIRD FLOOR LAYOUT
AS INSTALLED DRAWING

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NEW 1000 GAS MAIN-LAID IN UNDERGROUND TRENCH BY BORD GAIS - SERVING BLOCK E

NEW 250 GAS MAIN-LAID IN UNDERGROUND TRENCH BY BORD GAIS

NEW 150 WATERMAIN-LAID IN UNDERGROUND TRENCH (BY OTHERS)

NEW 280 INCOMING MAINS WATER TO BOILER HOUSE - FOR CONTINUATION OF PIPEWORK SEE DRAWING 9358/M301

NEW GAS MAIN TO GAS METER BY BORD GAIS - FOR CONTINUATION OF PIPEWORK SEE DRAWING 9358/M301

GAS METER

MILLTOWN HOUSE

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Project: REFURBISHMENT OF MILLTOWN HOUSE, ST. ANNE'S, MILLTOWN



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Drawing Title:
SITE SERVICES LAYOUT

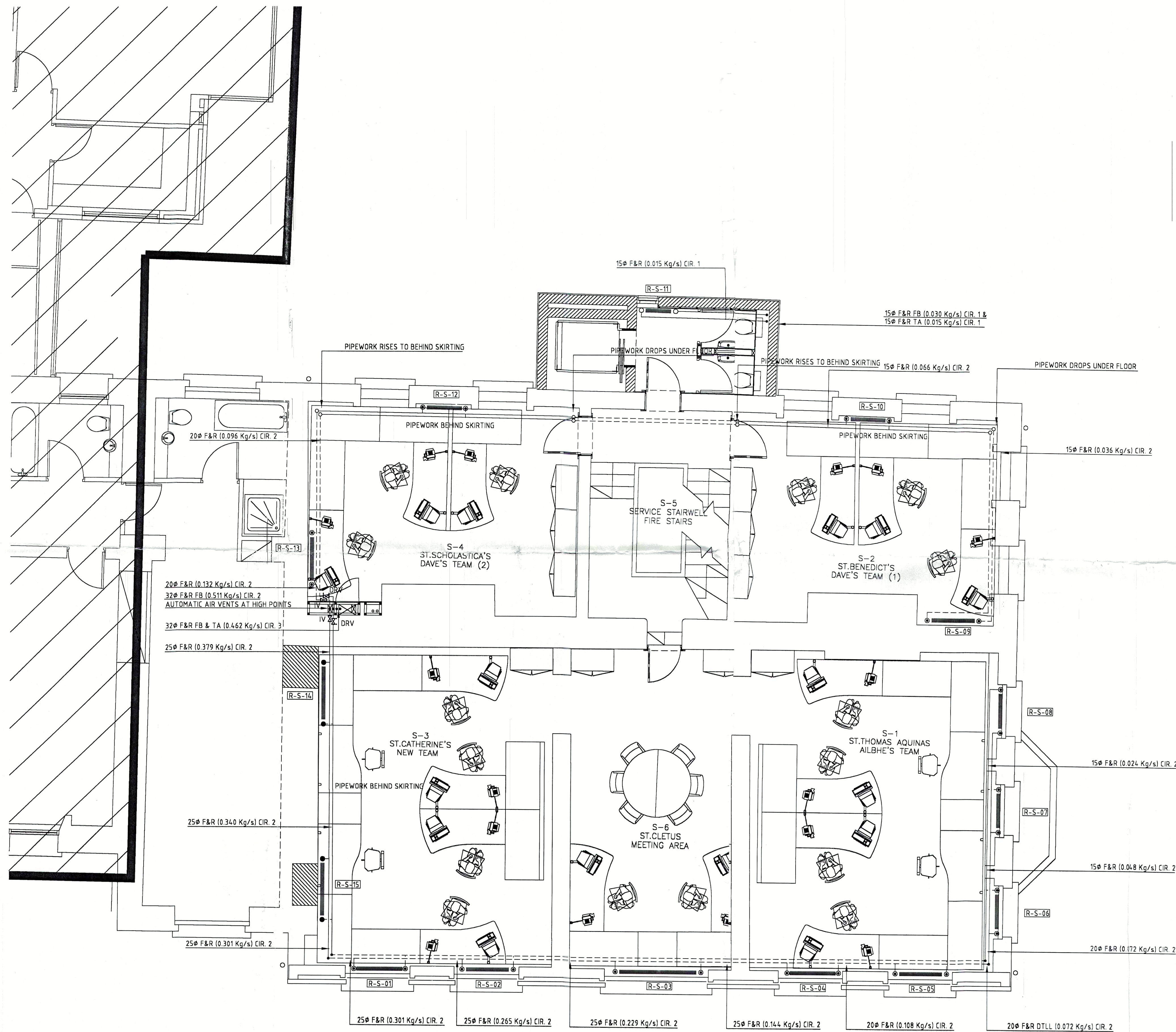
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(G)	PIPE GUIDE

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ST. ANNE'S, MILLTOWN



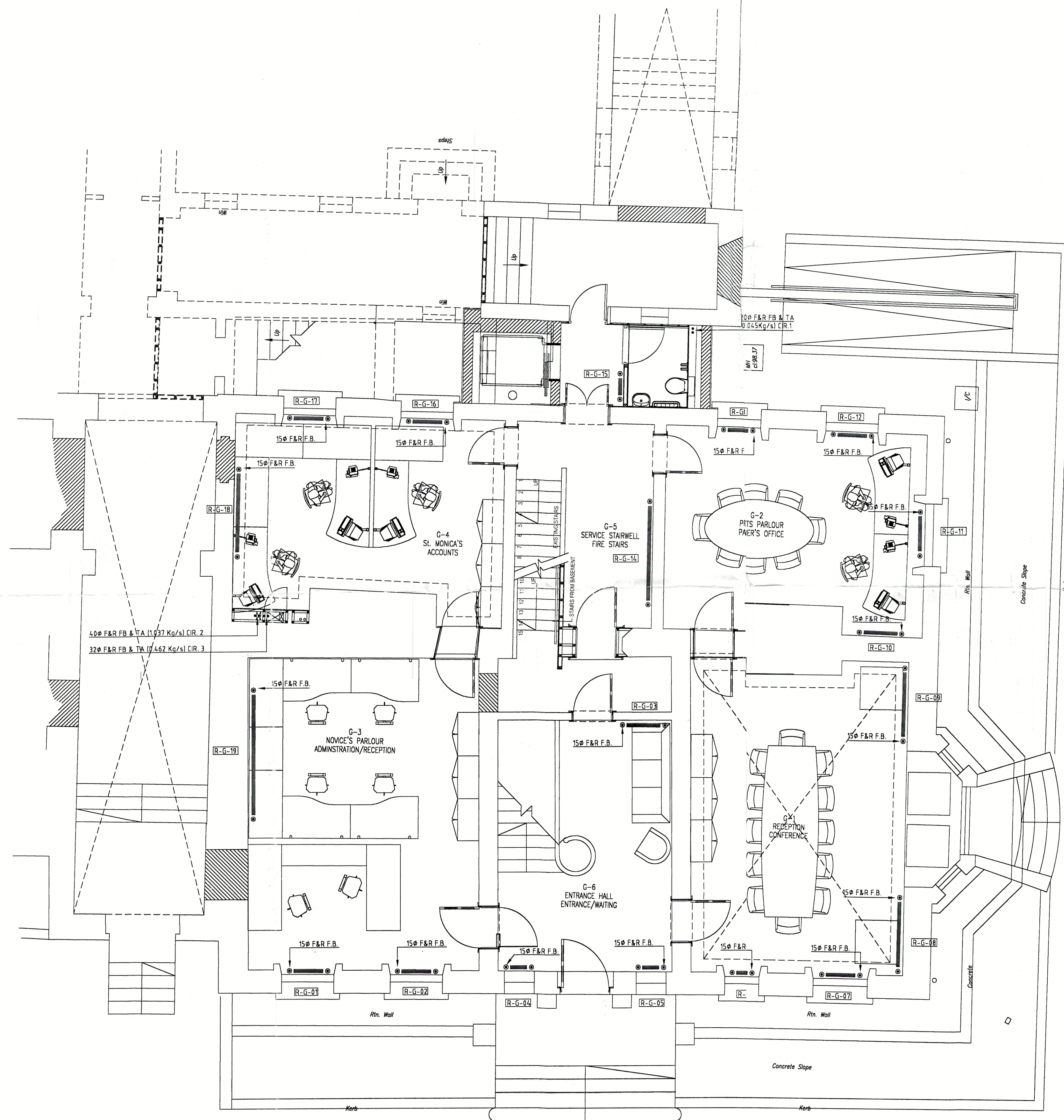
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HEATING SERVICES INSTALLATION
SECOND FLOOR LAYOUT
AS INSTALLED DRAWING

Date: 3/5/01	Scale: 1:20	Drawn: D.REGAN	Revision:
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LEGEND

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Project: REFURBISHMENT OF MILLTOWN HOUSE,
ST. ANNE'S, MILLTOWN



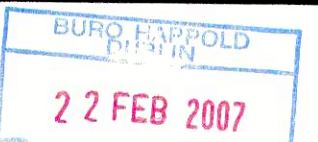
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GROUNF FLOOR LAYOUT
AS INSTALLED DRAWING

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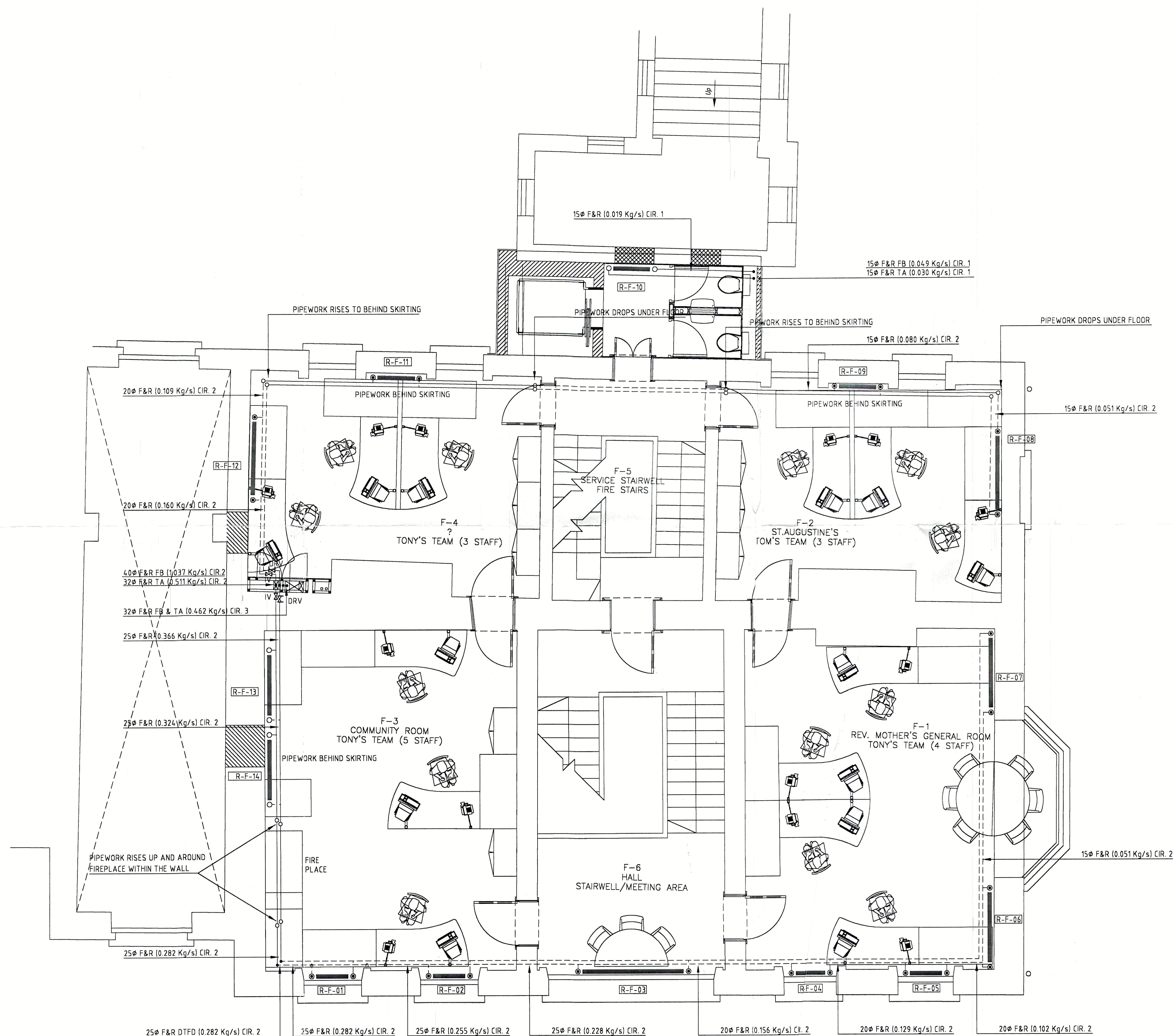
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LEGEND

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(G)	PIPE GUIDE



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Project: REFURBISHMENT OF MILLTOWN HOUSE,
ST. ANNE'S, MILLTOWN



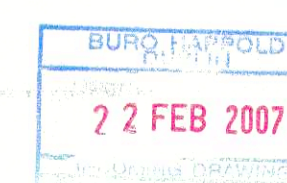
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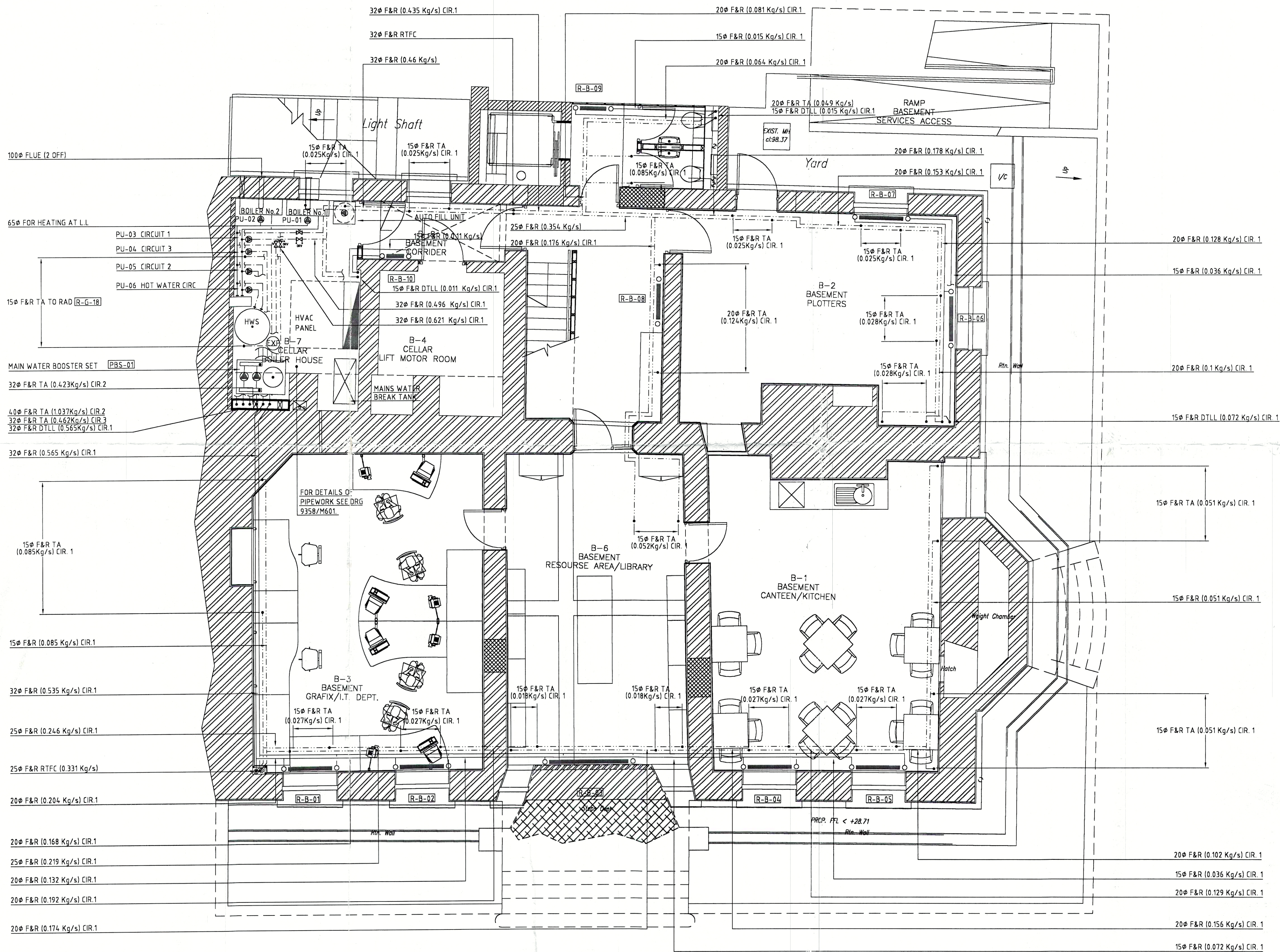
FIRST FLOOR LAYOUT
AS INSTALLED DRAWING

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ST. ANNE'S, MILLTOWN

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ELENCO ENGINEERING LTD, ELENCO HOUSE, 9 Seaview Place, Dublin 1.

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HEATING SERVICES INSTALLATION

BASEMENT LAYOUT
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