



**FOR SALE BY PRIVATE TREATY**



# **WAREHOUSE**

Unique Own Door  
Office Building

THE WAREHOUSE, 26 A MOUNT EDEN RD, DONNYBROOK, DUBLIN 4, D04 VF60



## Property Overview



A TWO-STORY BUILDING  
WITH MEZZANINE  
EXTENDING TO APPROX.  
4,883 SQ. FT.



PRIME DUBLIN 4  
LOCATION IN THE HEART  
OF DONNYBROOK.



FLEXIBLE LAYOUT  
SUITABLE FOR OFFICE,  
EDUCATIONAL, OR  
MEDICAL USE (SPP).



EXCELLENT PUBLIC  
TRANSPORT  
CONNECTIVITY  
INCLUDING DART, LUAS  
AND DUBLIN BUS.



AVAILABLE FOR SALE WITH  
VACANT POSSESSION.



GUIDE PRICE €2,000,000,  
REFLECTING A CAPITAL  
VALUE OF APPROX.  
€367 PER SQ. FT.

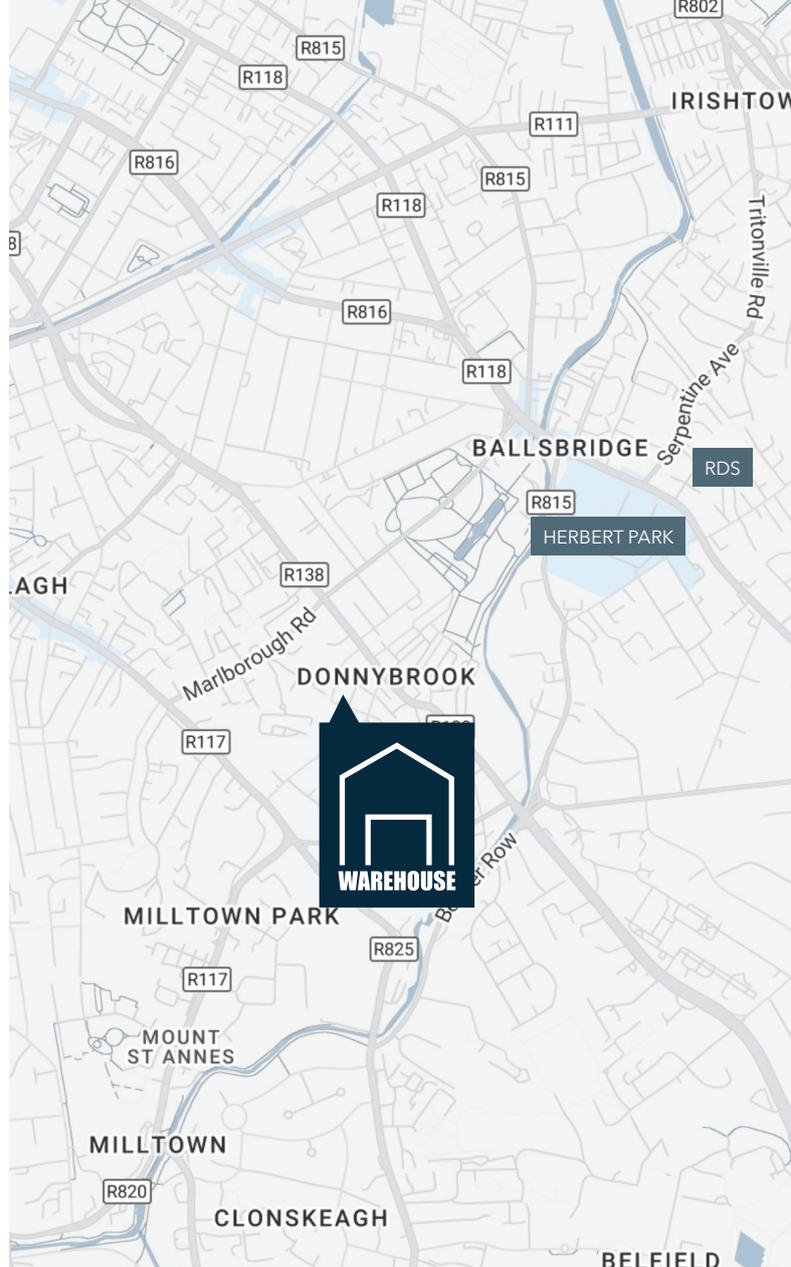
# Location

The property enjoys a prime position in the heart of Dublin 4, located off Belmont Avenue in a quiet and secluded residential and commercial area, making it a superb location for businesses seeking an office address in Dublin 4.

The property is located within walking distance of many local landmarks such as Herbert Park, The RDS, The Morehampton Pub and Donnybrook Stadium. Retailers situated nearby include Tesco, Donnybrook Fair and range of local businesses.

Connectivity is strong, with several bus routes including the 11B, 39A, 145 running through the area. The area is also served by the Dart and Luas green line both within equal walking distance of approx. 15 - 20 mins, providing easy access to the wider city and suburbs.

Donnybrook has grown in popularity, as an office location and nearby developments such as Donnybrook House have brought premium occupiers such as Mola Architects, Spaces and the Brazilian Embassy to the location.



# Description

The property is a two-storey with mezzanine office building extending to approximately 4,883 sq. ft, together with 8 secure car parking spaces.

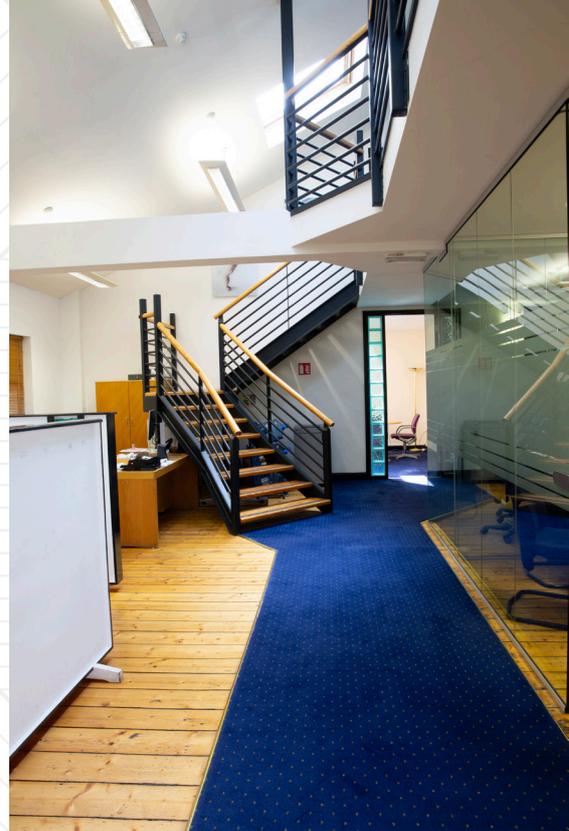
The building is fully fitted and provides a mix of open-plan and private office accommodation, reception area and canteen with kitchen. A double height ceiling provides excellent natural light to all areas.

The building is suitable for a variety of uses, including educational, embassy, medical (subject to planning), and office accommodation.



# Accommodation Schedule (NIA)

Floor	Area (Sq. M.)	Area (Sq. Ft.)
Ground	186.73	2,010
First	179.76	1,935
Mezzanine	87.14	938
<b>Total</b>	<b>453.63</b>	<b>4,883</b>



## TITLE

The property is held under Freehold title.

## BER



## VIEWINGS

Strictly by appointment with sole selling agents Colliers.

## CONTACT

### AGENTS

Colliers  
Hambleden House  
19-26 Lower Pembroke Street  
Dublin 2  
+353 (1) 633 3700  
PSRA Number: 001223

#### Willie Dowling

+353 87 244 5095  
Willie.Dowling@colliers.com

#### Joe Brewer

+353 87 037 5718  
Joseph.Brewer@colliers.com

### SOLICITOR

Sherwin O' Riordan Solicitors LLP  
74 Pembroke Road,  
Ballsbridge,  
Dublin 4, Ireland  
+353 1 663 2000

#### Orlaith McCarthy

ask@sor.ie

Colliers Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Colliers nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Colliers nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Colliers on the understanding that any negotiations relating to the property are conducted through it.