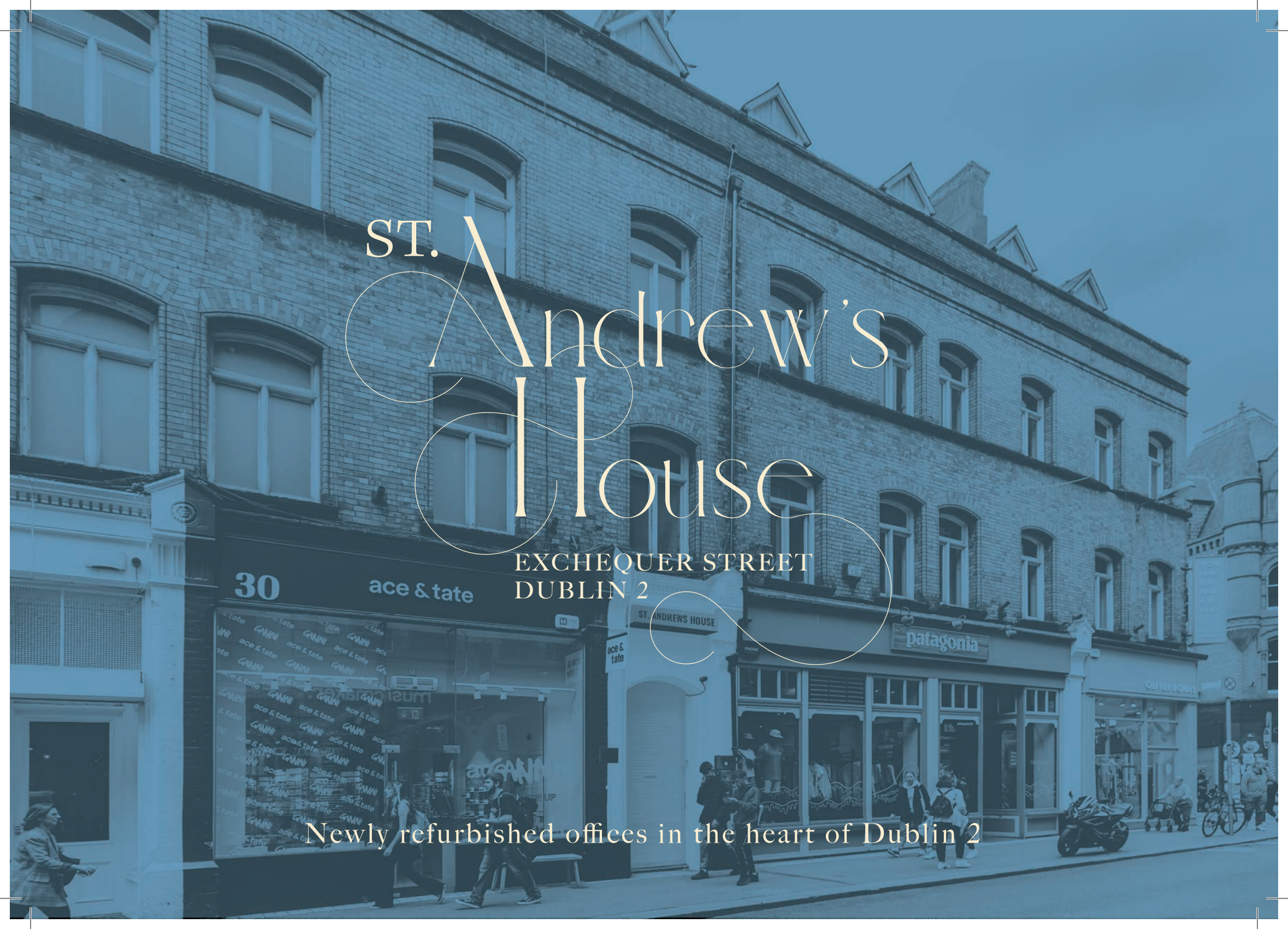




ST. Andrew's House

EXCHEQUER STREET
DUBLIN 2

Newly refurbished offices in the heart of Dublin 2



KEY FEATURES



LOCATED IN THE HEART
OF DUBLIN CITY CENTRE
JUST METRES FROM
GRAFTON STREET



NEWLY REFURBISHED
HIGH-QUALITY
OFFICE BUILDING



SURROUNDED BY
BARS, RESTAURANTS,
CAFÉS, AND SHOPS



HIGHLY ACCESSIBLE
BY ALL MAJOR PUBLIC
TRANSPORT LINKS



5,745 SQ. FT. OF HIGH-QUALITY
OFFICE ACCOMMODATION

1,249 SQ. FT.
1ST FLOOR

2,503 SQ. FT.
2ND FLOOR

1,993 SQ. FT.
3RD FLOOR



ace & tate

ST. ANDREW'S HOUSE

28

TIMELESS CHARACTER MEETS
MODERN SPECIFICATION

PROPERTY DESCRIPTION

St. Andrew's House is an exquisite period building located in the centre of both Dublin's central business district and the prime retail district, occupying a high-profile position on the corner of Exchequer Street and Drury Street. Significant refurbishment is currently being carried out on the property, which will provide Grade A office space across the upper three floors. Works being carried out include repointing of the external brick work, a new roof, new entrance, a new stairwell and upgraded common areas throughout.

The newly refurbished space will be finished to a high standard, equipped with break out spaces, boardrooms, private meeting rooms, bathroom and shower facilities and modern kitchenettes throughout. The office accommodation extends over 3 floors to a total of approx. 5,745 sq. ft.

St. Andrew's
House





SPECIFICATION

◆ HIGH QUALITY OFFICE SPACE ◆

◆ MODERN KITCHENETTES ◆

◆ PRIVATE SHOWER FACILITIES
IN EACH OFFICE ◆

◆ RAISED ACCESS FLOORS ◆

◆ VRF AIR CONDITIONING ◆

◆ CCTV/ACCESS
CONTROL SYSTEM ◆

◆ CAT 6 CABLING ◆

◆ LED LIGHTING ◆

◆ LARGE BOARDROOMS AND
MEETING ROOMS ◆

LOCATION

Located directly in the heart of Dublin City Centre, St. Andrew's House is approx. 650m from St. Stephen's Green and approximately 220m from Grafton Street. Its location within both Dublin's central business district and the premier retail area mean that it benefits from being within close proximity of several high-profile businesses and brands including Service Now, Pinterest, Bank of Ireland, DLA Piper, Davy Stockbrokers, Brown Thomas, Lululemon, and Patagonia.



St. Andrew's House is highly accessible with the Green Line Luas, DART and several Dublin bus routes as well as having a Dublin Bike station directly across the road.





The Dublin 2 area is not short of activities with The National Museum of Ireland, St. Stephen's Green, The Iveagh Gardens and The National Gallery of Ireland all in close proximity. George's Street Arcade and the Powerscourt Townhouse on South William Street offer a range of amenities for tenants within walking distance of St. Andrew's House.



IN THE HEART OF DUBLIN

LOCATION

FOOD & BEVERAGE

1. Fallon & Byrne
2. Fade Street Social Restaurant & Cocktail Bar
3. George's Street Arcade
4. The Port House
5. Saba
6. Farrier & Draper
7. Butler's Chocolate Café
8. Pichet
9. Allta
10. Chequer Lane by Jamie Oliver
11. Ukiyo Restaurant
12. Yamamori Izakaya
13. Ladurée

RETAIL

14. Oliver Bonas
15. Patagonia
16. Zero One
17. Louis Copeland
18. Siopella
19. L'Occitane
20. Clarins
21. Kiehl's
22. Ecco
23. Brown Thomas
24. French Connection
25. Paula Rowan
26. Paul Sheeran
27. Dunnes Stores
28. Stephen's Green Shopping Centre
29. Westbury Mall
30. Dylan Bradshaw
31. Brown Sugar
32. Thérapie Clinic

HOTELS

33. Hoxton Hotel (Opening 2024)
34. The Westin Hotel
35. The Wren Hotel
36. The Westbury Hotel
37. The Grafton Hotel
38. Premier Inn
39. Radisson Blu Royal Hotel
40. The Morgan Hotel
41. The Marlin Hotel
42. The Clarence Hotel
43. The Shelbourne Hotel

LOCAL AREA

44. Trinity College
45. Dublin Castle
46. Powerscourt Townhouse
47. Temple Bar
48. St. Stephen's Green
49. The National Museum of Ireland
50. The National Gallery
51. Leinster House

TRANSPORT

-  Dublin Bike
-  Luas Red Line
-  Luas Green Line
-  DART



AVAILABLE ACCOMMODATION

FIRST FLOOR

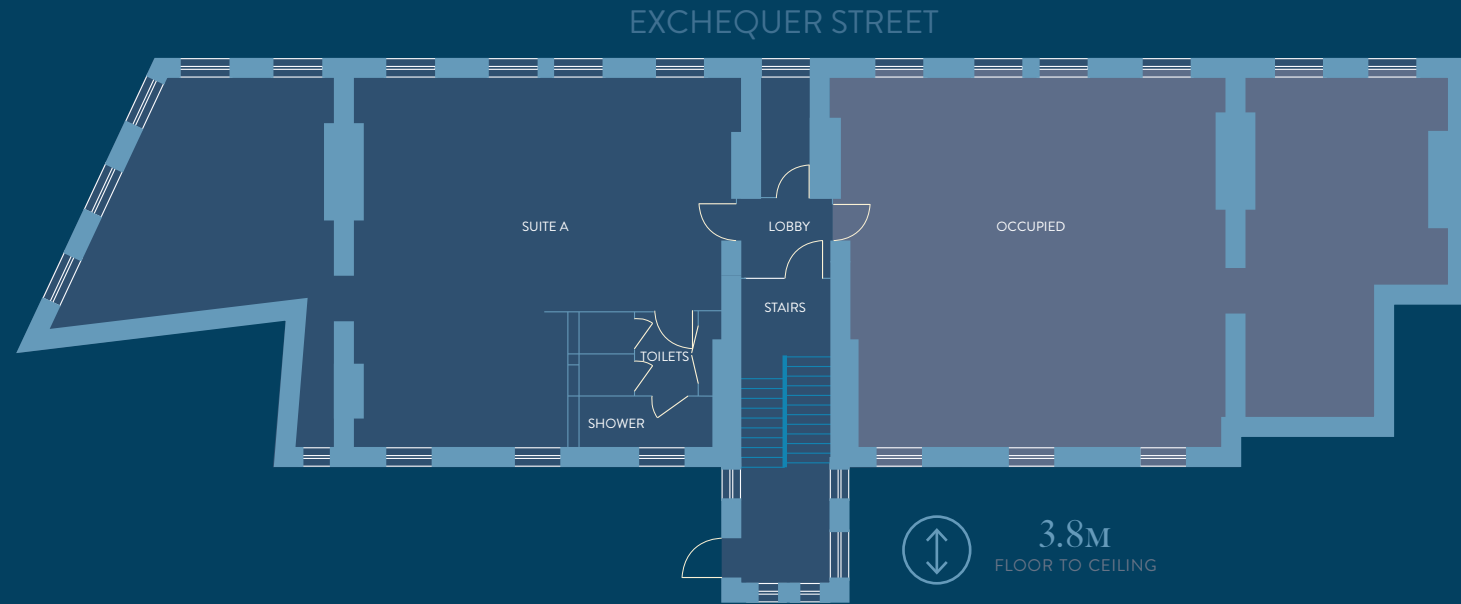
116.07
SQ. M.

1,249
SQ. FT.

SUITE A

116.07
SQ. M.

1,249
SQ. FT.



SECOND FLOOR

232.52
SQ. M.

2,503
SQ. FT.

SUITE A

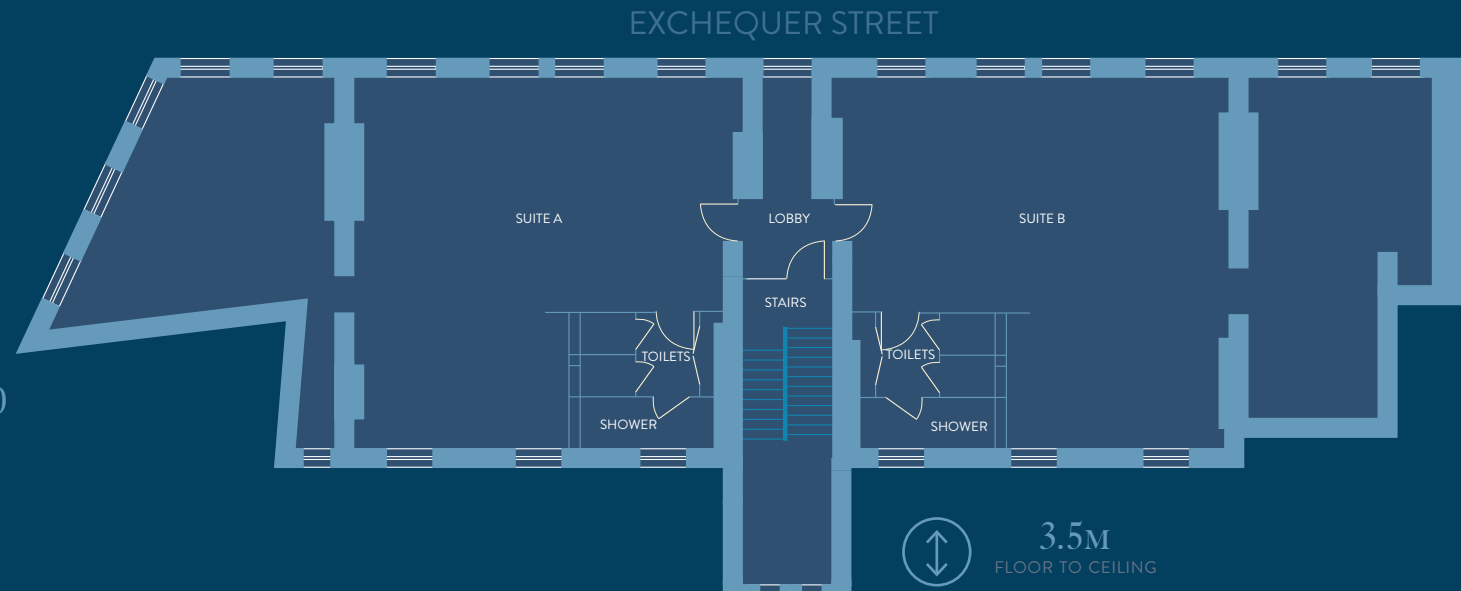
116.39
SQ. M.

1,253
SQ. FT.

SUITE B

116.13
SQ. M.

1,250
SQ. FT.



AVAILABLE ACCOMMODATION

THIRD FLOOR

185.12
SQ. M.

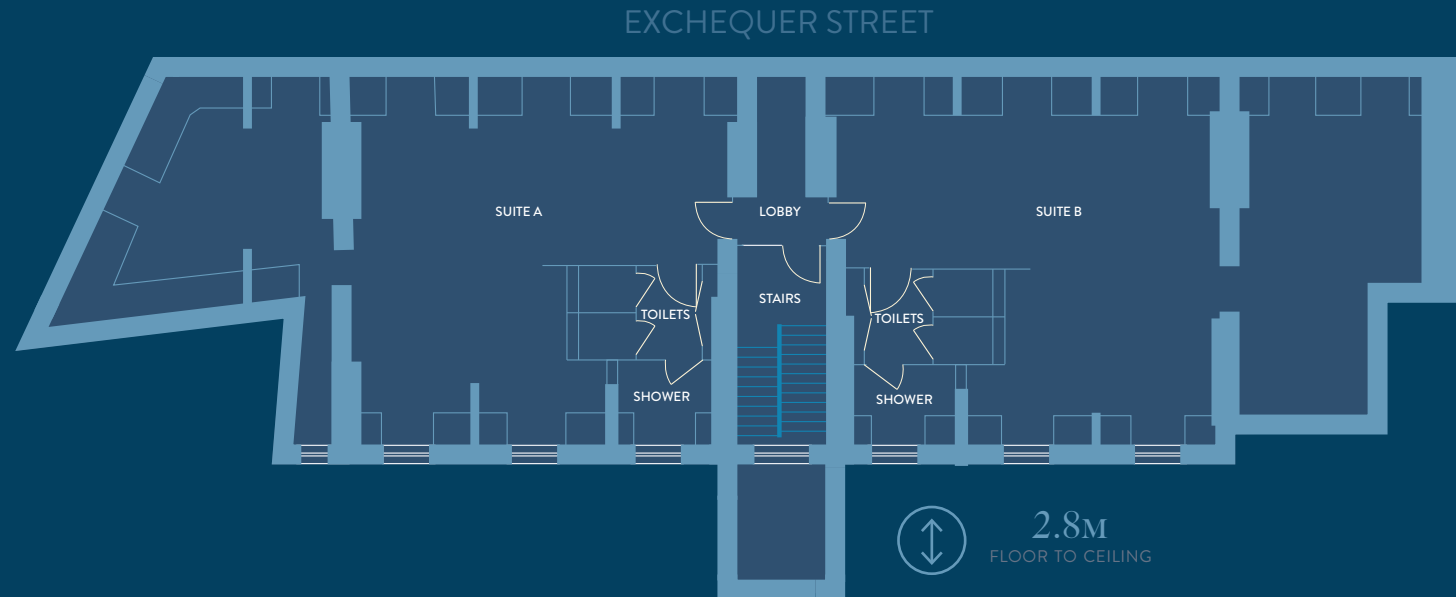
1,993
SQ. FT.

SUITE A

87.26 939
SQ. M. SQ. FT.

SUITE B

97.86 1,053
SQ. M. SQ. FT.



TOTAL

533.71
SQ. M.

5,745
SQ. FT.

Car parking can be found in the multitude of car parks within the vicinity including Drury Street Car Park, Grafton Car Park, and Trinity Street Car Park.



Available by way of new direct lease from the landlord.

For further information or to arrange a viewing,
please contact sole agents Savills.



PSRA Licence
No. 002233

CONOR EGAN
conor.egan@savills.ie
+353 83 180 8344

KATE HEALY
kate.healy@savills.ie
+353 86 066 6725

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