

TO LET



THREE

ST. STEPHEN'S GREEN
DUBLIN 2



THE MOST PRESTIGIOUS ADDRESS IN IRELAND

Colliers

BER Exempt



Historic Dublin

Previously used by the citizens of Dublin to graze livestock, the Dublin city assembly in 1663 decided that the 27-acre plot of land that is now known as St. Stephen's Green would be marked out as a park with the remaining ground to be let out into 90 building lots with each tenant to plant six sycamore trees in the new park. The houses built around the Green were rapidly replaced by new buildings in the Georgian style and then became a particularly fashionable and desired residential location during the 18th century, owing mainly to the opening of Grafton Street in 1708 and Dawson Street in 1723.

One of the most notable residents of St. Stephen's Green was Sir Arthur Guinness who grew up in Iveagh House (No.80 the present-day home of the Irish Department of Foreign Affairs). In 1877 he offered to buy off the park's debts and return the park for public use. His next objective was to further improve the park and provide an oasis of peace and tranquillity in the city

centre. After three years of construction work, including gated entrances at each corner and a feature three-acre lake, the park re-opened in 1880, once more and to one and all. Sir Arthur achieved his objectives and today the park is visited and explored every day by thousands of Dubliners and overseas visitors alike.

St Stephens Green remains Ireland's largest and most important Georgian Square and is home to many important Irish institutions including the Royal College of Surgeons, Shelbourne Hotel, Catholic University Church, Office of Public Works and the St. Stephen's Green Club. It is also home to leading global corporates including KPMG, Standard Life, Maples Group, Kennedy Wilson, Aercap, Cantor Fitzgerald, Comgest, Royal London and Julies Baer.

It also remains an important gateway to and natural extension of Grafton Street itself.

Exceptional Dublin

Dublin with a vibrant, young and cosmopolitan population is Ireland's capital city and most important retail destination. Approximately 1.9 million people are living in the greater Dublin area accounting for 40% of the population of the state. This is forecast to grown to 2.2 million by 2031.

Now the only English-speaking Eurozone capital, Dublin has been the driver of Ireland's recent record economic growth and is the preferred European HQ location for the vast majority of the world's leading tech companies.

Dublin city centre is really an eco-system made up of a multitude of differing yet complimentary uses, ensuring a unique and vibrant environment. Grafton Street and its environs serve as the city's epicentre and is home to many of Irelands most important retail, office, cultural, civic, educational and government occupiers and institutions.

 **1.9 million**
Population living in the greater Dublin area (approximate)

 **40%**
of the Population of Ireland

 **2.2 million**
Population forecast by 2031

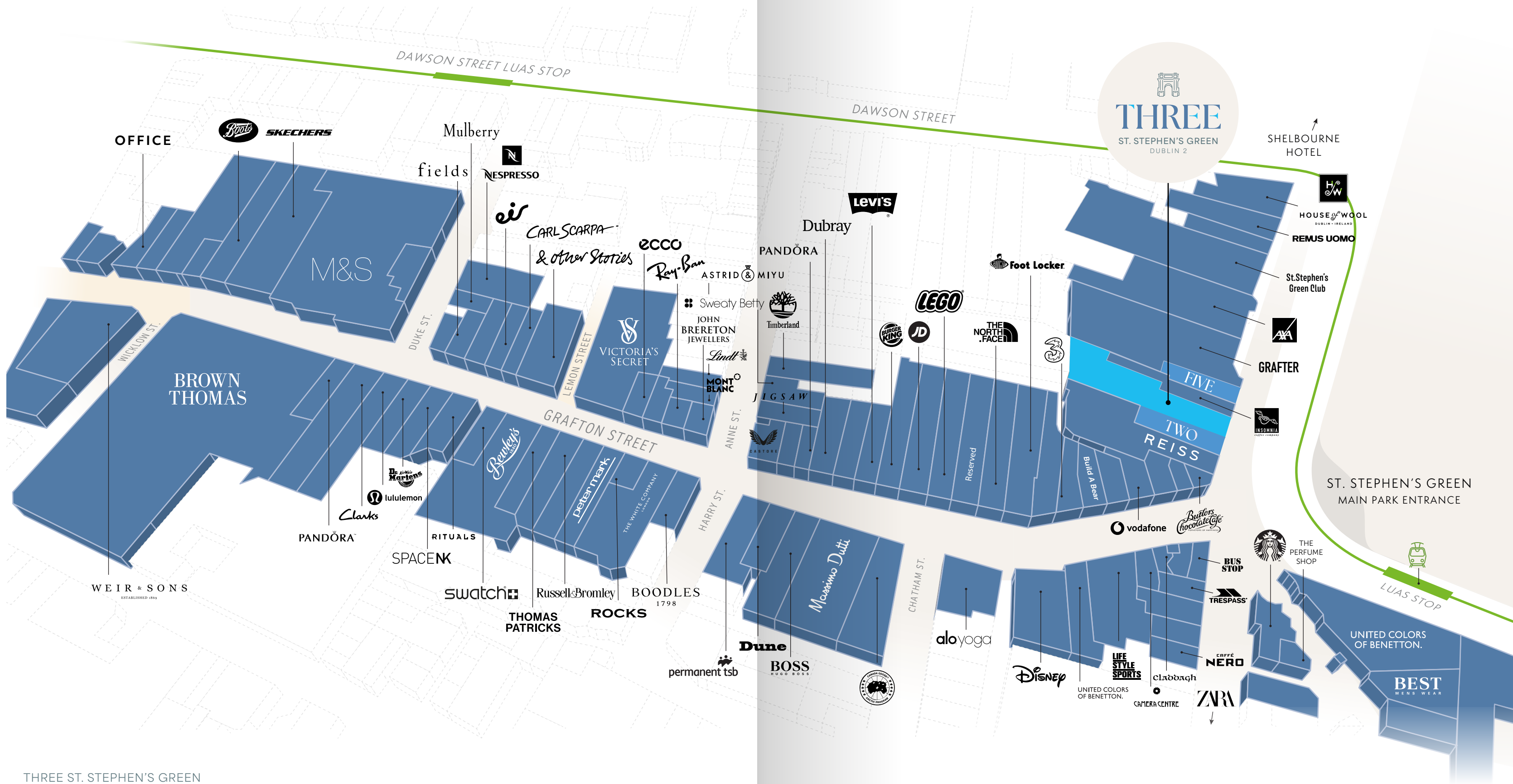
Grafton Street & environs is Ireland's Premier Retail High Street retail destination and home to over 250 retail brands including:



THREE ST. STEPHEN'S GREEN



Premier Retail High Street Destination



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No 3 occupies a high-profile location on the northern side of St Stephens Green, a natural extension of Grafton Street, Ireland's premier retail destination. It is an imposing mid-terrace property offering a unique and extensive open plan ground floor area with a feature glazed shopfront. The double height floor to ceiling first floor offers an incoming occupier unique showroom space with a feature bay window overlooking the entrance to St. Stephen's Green. The remaining accommodation provides ample ancillary storage and staff accomodation including an extensive mezzanine store at the rear of the ground floor. Rear service access is available via Annes Lane.

TWO

ST. STEPHEN'S GREEN
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There is potential, subject to planning permission, to amalgamate No.3 and No.2 St. Stephen's Green (under same ownership) which would provide an incoming occupier a combined ground floor plate of approximately 620 sq m (6,680 sq ft)



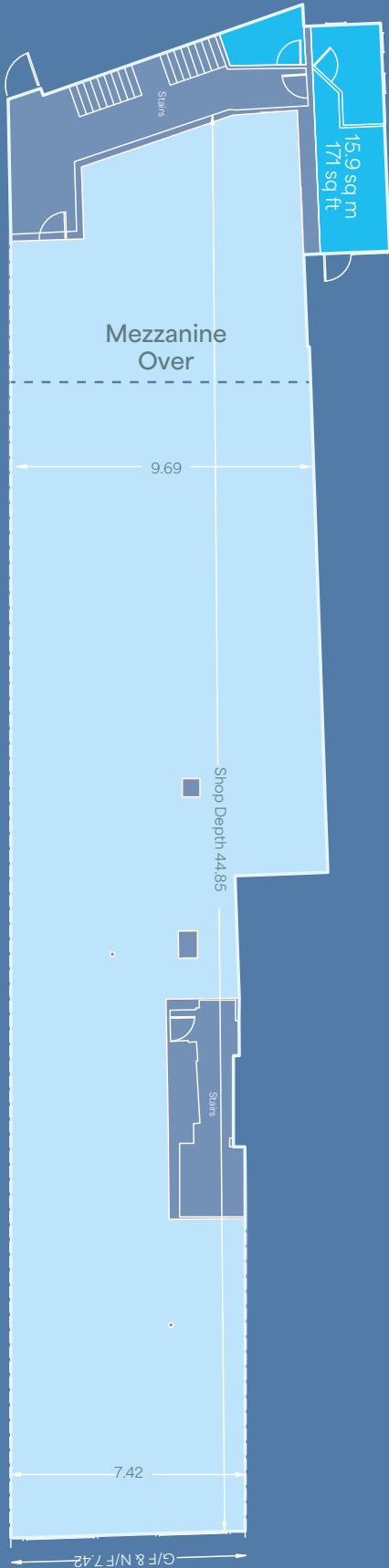
7.42 metres
Shop frontage to
St. Stephen's Green (24 feet)





THREE ST. STEPHEN'S GREEN

GROUND FLOOR



ST. STEPHEN'S GREEN

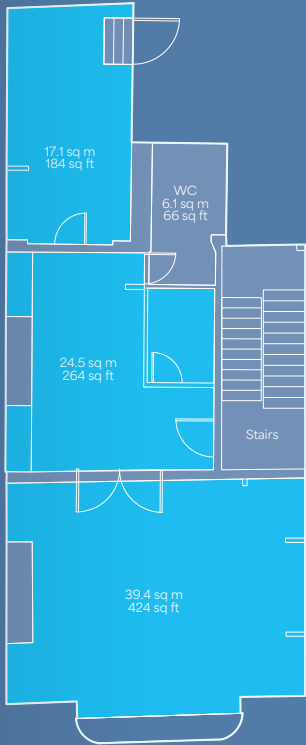
Floor Plans

The property provides the following accommodation

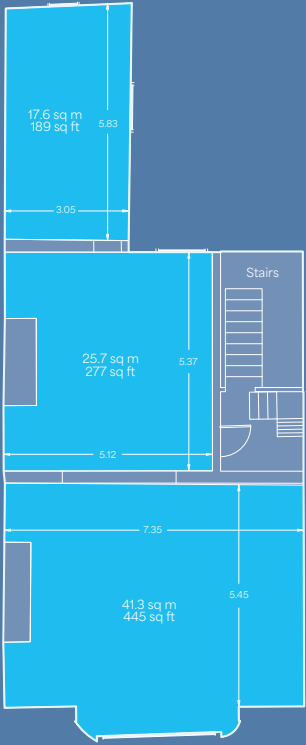
Floor	GIA sq m	GIA sq ft
Ground Retail	353.76	3808
Ground Storage	19.69	212
Mezzanine Storage	95.22	1025
First	81.00	872
Second	84.63	911
Third	70.53	756
Total	704.53	7584
ITZA	102.88	1107

All intending leases should satisfy themselves as to the accuracy of the above areas and dimensions via on-site measurement.

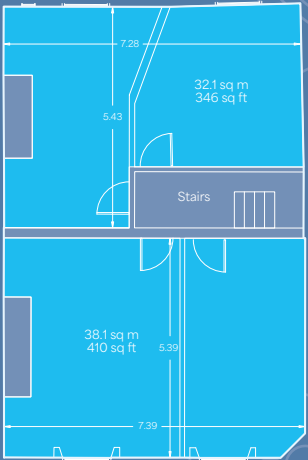
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ST. STEPHEN'S GREEN

For illustration purposes only.

“Dublin is high-quality destination with a great reputation and unique appeal that not only attracts customers from across the region but also from overseas and has long been on our retail roadmap”

Andrew Bromley, CEO Russell & Bromley

EXAMPLES OF RECENT INTERNATIONAL RETAIL ARRIVALS

alo yoga

RAINS



lululemon

Subdued



Russell & Bromley



MONT
BLANC

American Vintage



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alo yoga



BUS
STOP

Butlers
Chocolate Cafe

Grafton
Street

REISS

TWO



FIVE

GRAFTER



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Facts and Figures



25 million

Grafton Street has an annual footfall



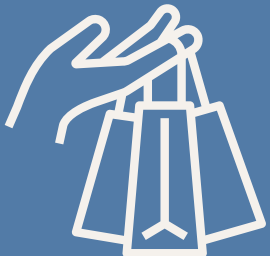
Youngest

Ireland has youngest population in Europe



LUAS Cross City Tram

carries c.10 million visitors across Dublin City annually



90 retail brands

call Grafton Street home

BROWN THOMAS

Worlds famous

Grafton Street is Ireland's premium retail destination and home to the worlds famous Brown Thomas department store



Over 11.3 million

annual overseas visitors



2,500 car spaces

within 1km of Grafton Street



Fastest growing

economy in Eurozone

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Leasing Information
Available under a new lease

Local Authority Rates
€70,500 for 2025 - (NAV is €250,000 x Dublin City Council Rate in €0.282)

Agent



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PSR 001223

BER Exempt