

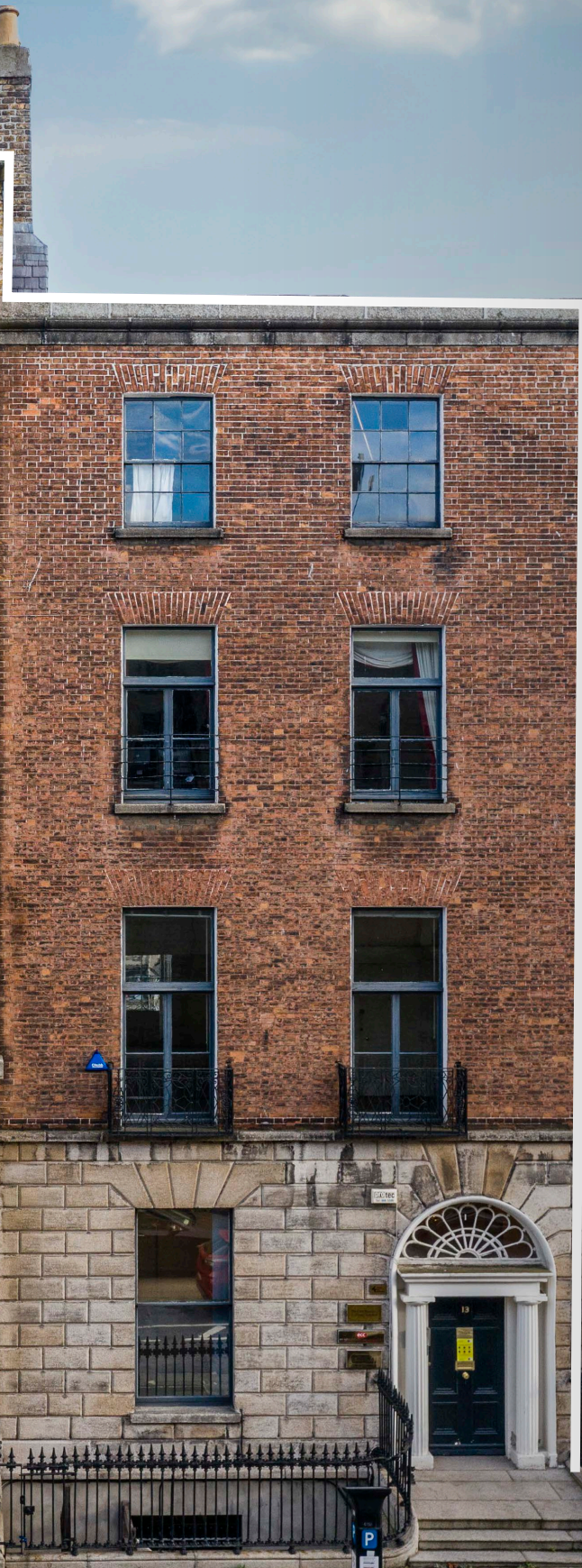
12 / 13

FITZWILLIAM PLACE

DUBLIN 2

FOR SALE







Two impressive adjoining four and five storey over basement Georgian buildings with two intact mews.



Two fine Georgian Buildings with two intact mews



Prominent location in the heart of Georgian Dublin



Passing rent of €293,794 per annum - *Excellent rental growth potential*



11,490 sq ft (1,067 sq m) with 15 car parking spaces



Description

Each building features bright spacious office accommodation that retain many original period features including attractive corncicing, ornate fireplaces, and ceiling roses throughout. The two main buildings are entirely separate save for the basement levels which are interlinked.

12 & 13 FITZWILLIAM PLACE

No. 12 is occupied by the prestigious law firm Reddy Charlton LLP who also occupy the basement of no. 13 under a separate lease.

No. 13 is in office use from basement to second floor with a three-bed apartment in need of modernisation located on the third floor.

12 & 13 LAD LANE

No.12 Lad Lane is in office use with a large canteen on the ground floor and offices on the first floor.

No. 13 is in use as an Art studio with a kitchenette located on the first floor.

CAR PARKING

The properties have the benefit of 15 car parking spaces.

MAIN COVENANT DETAILS



IPUT are Ireland's leading commercial property investment company and the largest owner of office and logistic assets in Dublin. IPUT own and manage a portfolio comprising 5 million sq ft across the Office, Retail and Logistics sectors. IPUT are a regulated fund with a GAV of €2.9bn in 2021.



Reddy Charlton LLP was founded in 1908, and is one of the longest-established legal practices in Ireland. Reddy Charlton advise both private and corporate clients across diverse sectors including finance, property, retail, hospitality and manufacturing. The firm were awarded Dublin Law Firm of the Year in 2016,2017 and 2019.



Fuels for Ireland – formerly known as the Irish Petroleum Industry Association – brings together companies involved in the importation, distribution and marketing of petroleum products, low carbon liquid fuels and other means to power transport, heating, agriculture, aviation and industry.

Location

12 & 13 Fitzwilliam Place occupies a high-profile position on Fitzwilliam Place.

The properties sit within the heart of Dublin's Central Business District. St Stephen's Green, Grafton Street, Merrion Square and Fitzwilliam Square are all within walking distance. The immediate area is home to a vast array of best in class amenities including a number of cafés, bars, restaurants and hotels. Public Transport links are excellent with the DART at Pearse Street and the LUAS Green line at both Charlemont and St Stephen's Green in close proximity. Numerous Dublin Bus routes also serve the location.

This is a prime CBD location, and a host of well-known and high-profile office occupiers are located nearby including Slack technologies, Arthur Cox, and ESB. LinkedIn's new European Headquarters at Wilton Terrace is located directly outside 12 and 13 Lad Lane which will further transform the immediate area into a commercial tech hub.

KEY OFFICE OCCUPIERS IN THE IMMEDIATE AREA



ARTHUR COX



TRANSIT LINKS



The Luas green line is accessible at Stephens Green, Dawson Street, and Charlemont



The DART is accessible at Pearse Street



Numerous Dublin bus routes serve the immediate area



Ample on-street meter parking available on Fitzwilliam Place and Fitzwilliam Square



Dublin Bikes are available at Wilton Terrace, Fitzwilliam Square and Herbert Place



12 Fitzwilliam



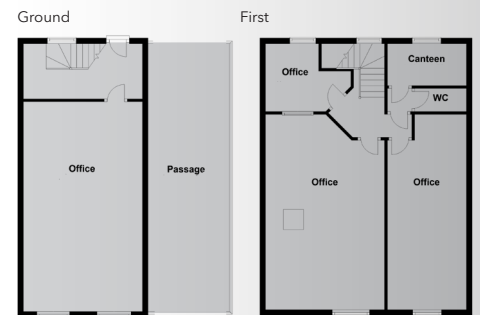
12 Lad Lane



13 Fitzwilliam



13 Lad Lane



Floor Plans provided by Media Pro

Address	Floor Area sq. ft. (NIA)	Tenant	Annual Rent	Car Parking	Lease Start	Lease Expiry	Rent Review	Break Option	Deed of Renunciation
12 Fitzwilliam Place	Entire 4,737 sq. ft.	Reddy Charlton LLP	€168,000	6	01/01/2021	31/12/2031	31/12/2025	31/12/2025	-
Sub total	4,737 sq. ft.		€168,000					N/A	
12 Lad Lane	Entire 759 sq. ft.	IPUT	€40,000	1	01/10/2021	30/09/2022	N/A		Yes
TOTAL	5,496 sq. ft.		€208,000	7					
13 Fitzwilliam Place	Basement 743 sq. ft.	Reddy Charlton LLP	€12,000	-	01/1/2021	31/12/2031	31/12/2025	31/12/2025	
	Hall Floor 1,042 sq. ft.	Enright Construction	€25,794	1	08/07/2020	07/07/2025	N/A		-
	First Floor & Return 977 sq. ft.	Vacant	-	3	-	-	-	-	-
	Second Floor (Rear) 264 sq. ft.	Vacant	-	2	-	-	-	-	-
	Second Floor (Front) 361 sq. ft.	Irish Petroleum Industry	€18,000	-	10/10/2020	09/10/2022	N/A	N/A	Yes
Third Floor 984 sq. ft. (GIA)	Apartment (Vacant)	-	1	-	-	-	-	-	
Sub total	4,371 sq. ft.								
13 Lad Lane	Entire 1,623 sq. ft.	IPUT	€30,000	1	01/06/2021	31/12/2023			Yes
TOTAL	5,994 sq. ft.		€85,794	8					
ENTIRE TOTAL	11,490 sq. ft.		€293,794	15					



Details

TITLE

Freehold
Tenants Not Affected

BER

12 & 13 FITZWILLIAM PLACE

BER EXEMPT

12 & 13 LAD LANE

BER PENDING

Planning and Zoning

12 and 13 Fitzwilliam Place are listed buildings on the Dublin City Council Record of Protected Structures 2022 - 2028.

12 & 13 FITZWILLIAM PLACE

Zoned Objective Z8; Georgian Conservation Areas which is defined as **“to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective”** under the Dublin City Development Plan 2022 - 2028.

12 & 13 LAD LANE

Zoned Objective Z1; Sustainable Residential Neighbourhoods which is defined as **“to protect, provide and improve residential amenities”** under the Dublin City Development Plan 2022 - 2028.

Guide Price

€ 5,600,000
(VAT not applicable)

Contacts

Selling Agents



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