

FOR SALE BY PRIVATE TREATY

Superb self-contained Mews Investment  
(Tenant not affected)

**263.30 SQ.M NIA (2,834 SQ.FT)**  
**CAR PARKING**

**No. 28 Denzille Lane,  
Dublin 2.**





# DESCRIPTION

- ▶ **28 Denzille Lane is a self-contained two-storey Mews building with mainly open plan office space with a mix of meeting rooms, boardroom and kitchen facilities. There is a large garage at ground level with space for 2-3 cars.**
- ▶ **The offices are currently occupied by Cineflix Ltd on a rent of €56,720 pa and lease expiry of December 2022. The tenant has signed a Deed of Renunciation of renewal rights.**
- ▶ **The building is for sale by private treaty (tenant not affected) seeking offers in excess of €1.25 million, ex VAT.**
- ▶ **Prime CBD location close to Merrion Square, one of Dublin's most beautiful public parks.**
- ▶ **Local occupiers include National Maternity Hospital , Trinity College and National Gallery.**
- ▶ **A short walk to Grafton Street and St Stephens Green with an abundance of restaurants, hotels and retail amenities.**
- ▶ **Excellent transport infrastructure including LUAS, Dublin Bus and DART.**

**No. 28 Denzille Lane, Dublin 2.**

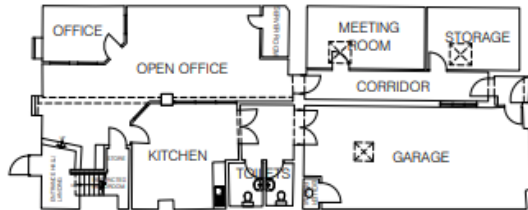
# No. 28 Denzille Lane, Dublin 2.

## ACCOMMODATION

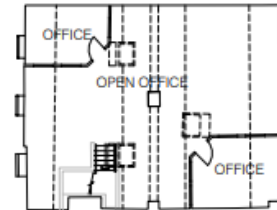
Floor:	Sq.Ft.
Ground	1, 215
First	1,619
Total NIA: Gross Floor Area	2,834 ( 3,778 sq ft )
Parking:	2 Car Spaces

# FLOOR PLANS

44557\_28 Denzille Lane - GROUND FLOOR

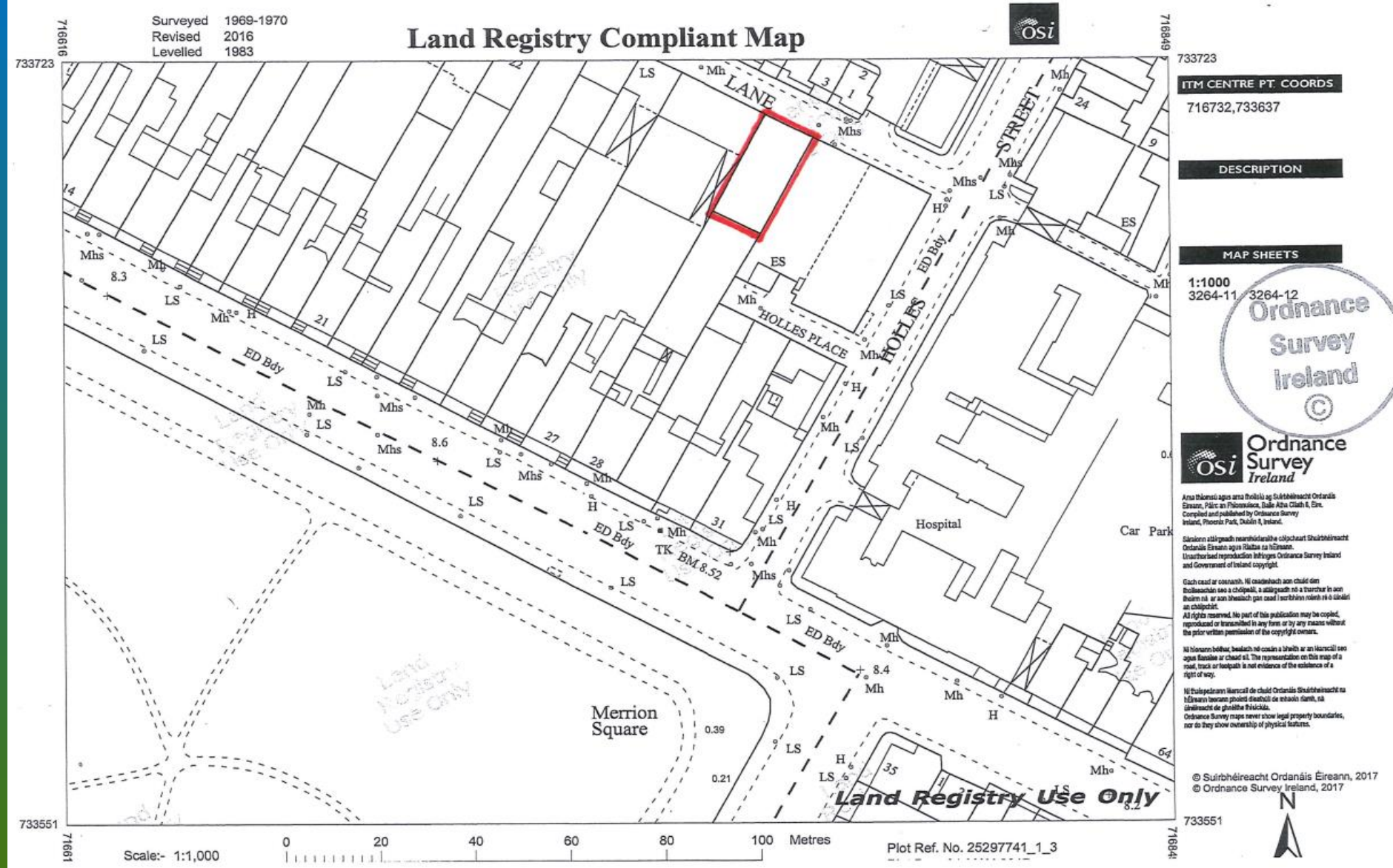


44557\_28 Denzille Lane - FIRST FLOOR

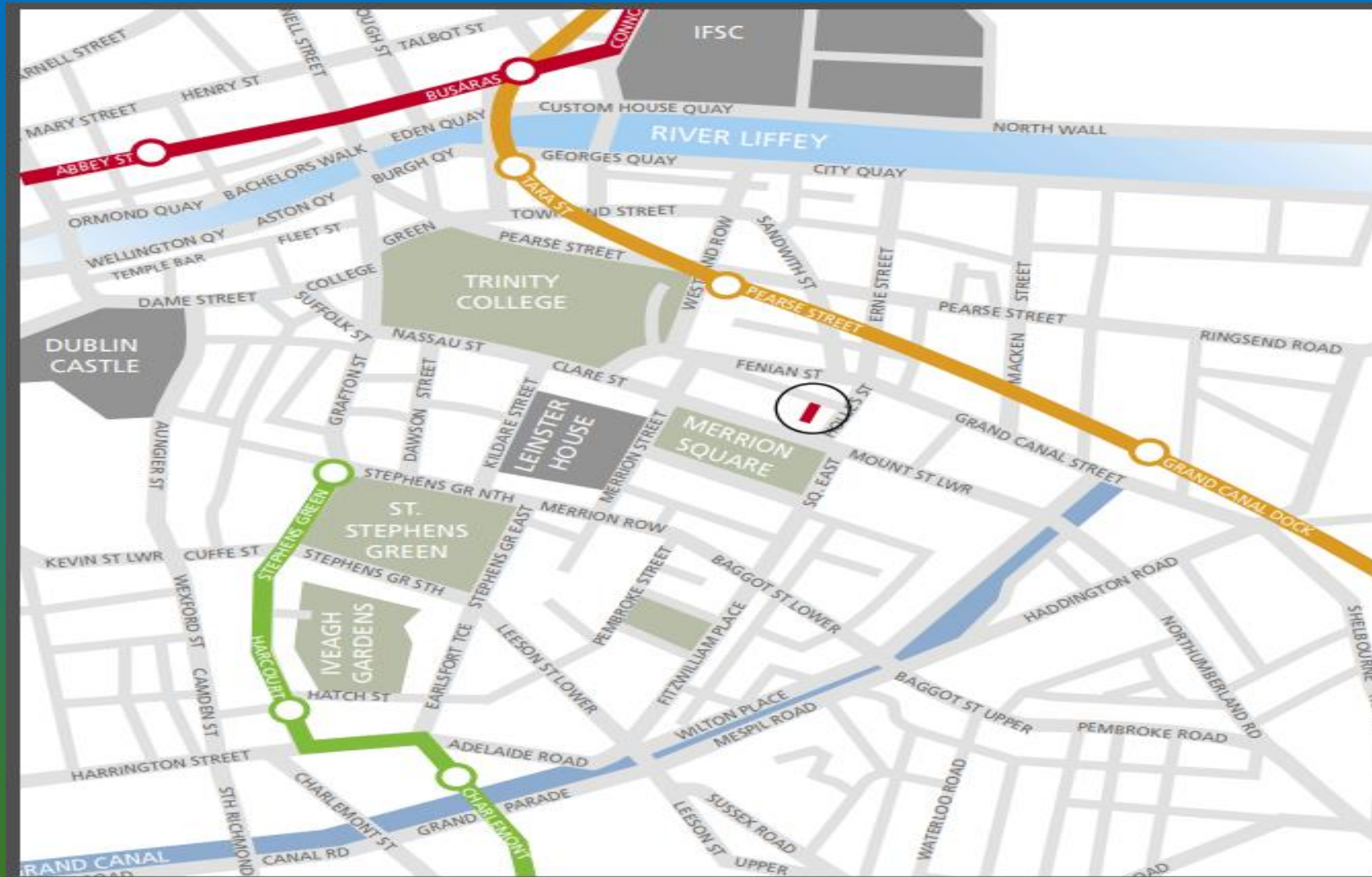
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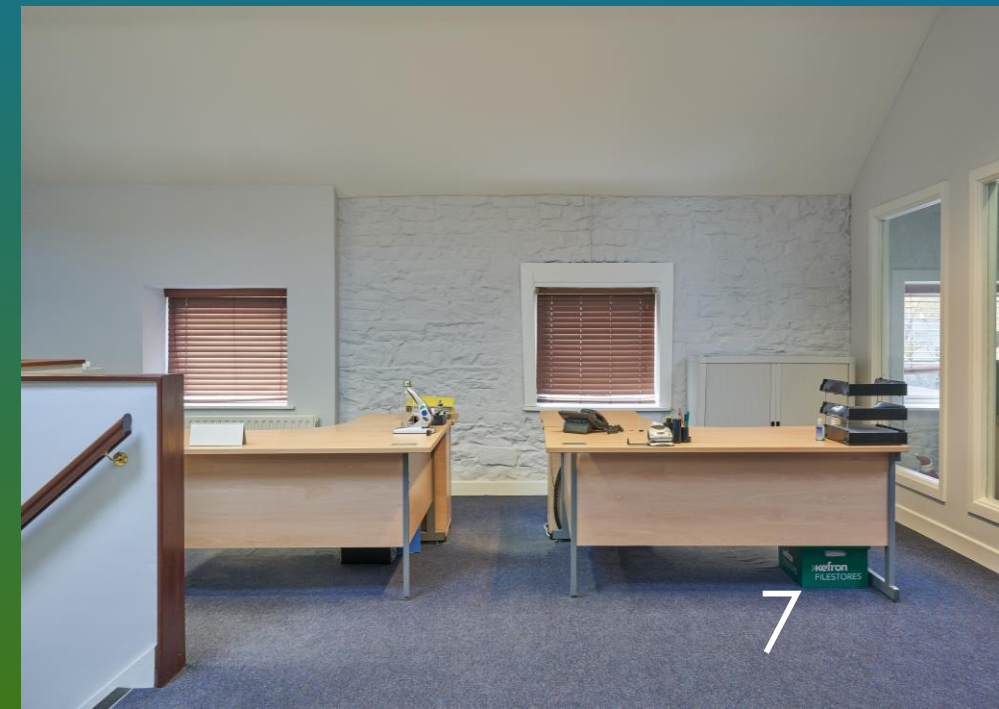
# LAND REGISTRY MAP



# LOCATION MAP













# No. 28 Denzille Lane, Dublin 2.

## Lease Details:

Cineflix Ltd occupy the premises on a 4 year 9 month lease which is due to expire on 15 December 2022. The current passing rent is €56,720 pa. The tenant has signed a Deed of Renunciation of renewal rights.

## Title:

Freehold

## Solicitors:

**O'Connor Solicitors, 8 Clare Street, Dublin 2.**

**(Ms. Ruth O'Connor)**

## Building Energy Rating (BER)

The building is a protected structure and BER exempt.

## Data Room:

A full suite of legal documentation is available via dedicated Data Room with access requests to HWBC (Ms Sandra Hogan / [shogan@hwbc.ie](mailto:shogan@hwbc.ie))

**[www.28denzillelane.ie](http://www.28denzillelane.ie)**

## Guide Price:

28 Denzille Lane is for sale by private treaty seeking offers in excess of €1.25 million, excluding VAT.

# No. 28 Denzille lane, Dublin 2.

VIEWINGS STRICTLY BY APPOINTMENT CONTACT;



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Director

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