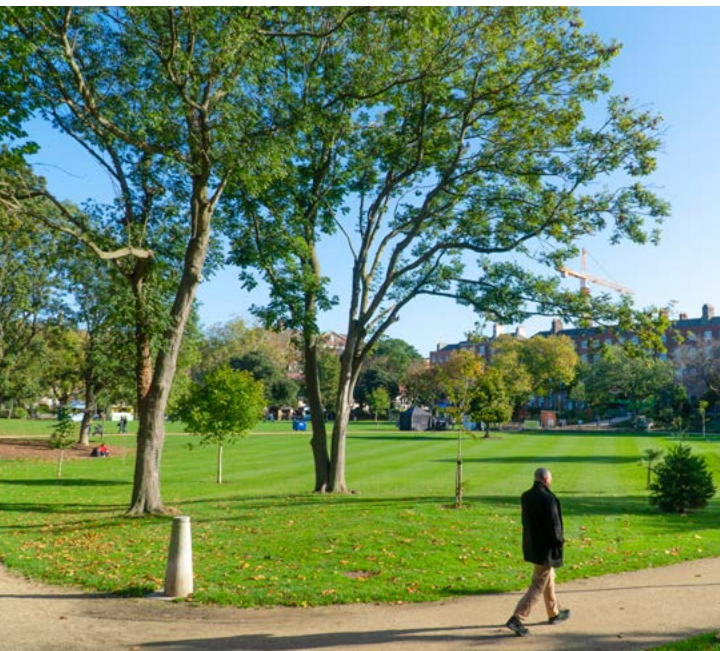


AVAILABLE TO LEASE

THE
TEAROOMS
BUILDING
MERRION SQUARE PARK
DUBLIN 2



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



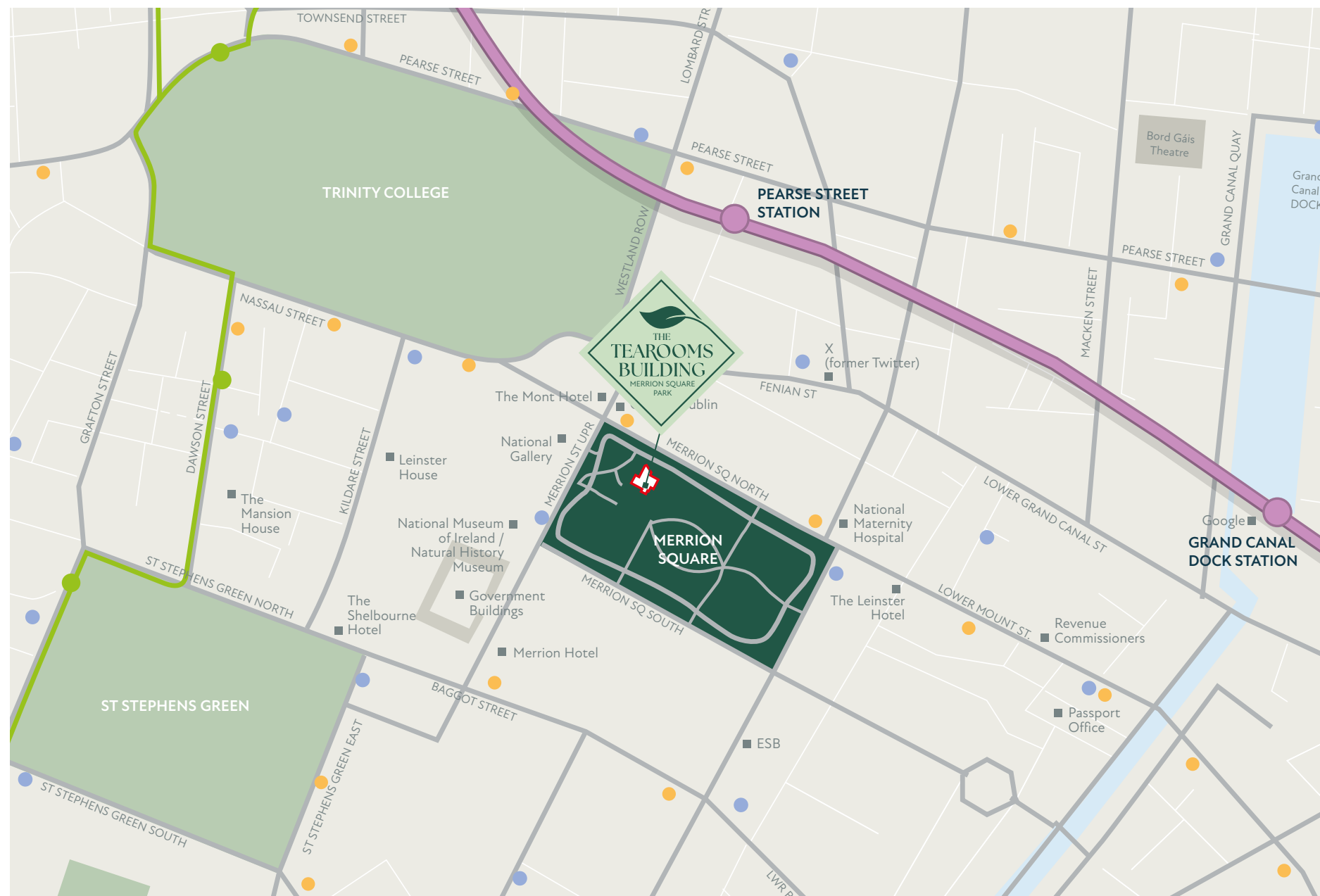
A bustling location

Merrion Square occupying a central city location is one of the finest and most intact examples of Georgian urban design in Dublin. The park is flanked by Georgian Houses, the garden of Leinster House, The Museum of Natural History and the National Gallery of Ireland.

Merrion Square Park, open to the public, sits at the centre of Merrion Square. It has gone through several major improvements and been restored by Dublin City Council to its historical and grand layout.

It is an important amenity for Dublin city and hugely popular destination, attracting a wide base of visitors including tourists, local office workers and families living nearby and further afield.

“Merrion Square occupying a central city location is one of the finest and most intact examples of Georgian urban design in Dublin,”



It is also host to numerous year-round cultural and other events.

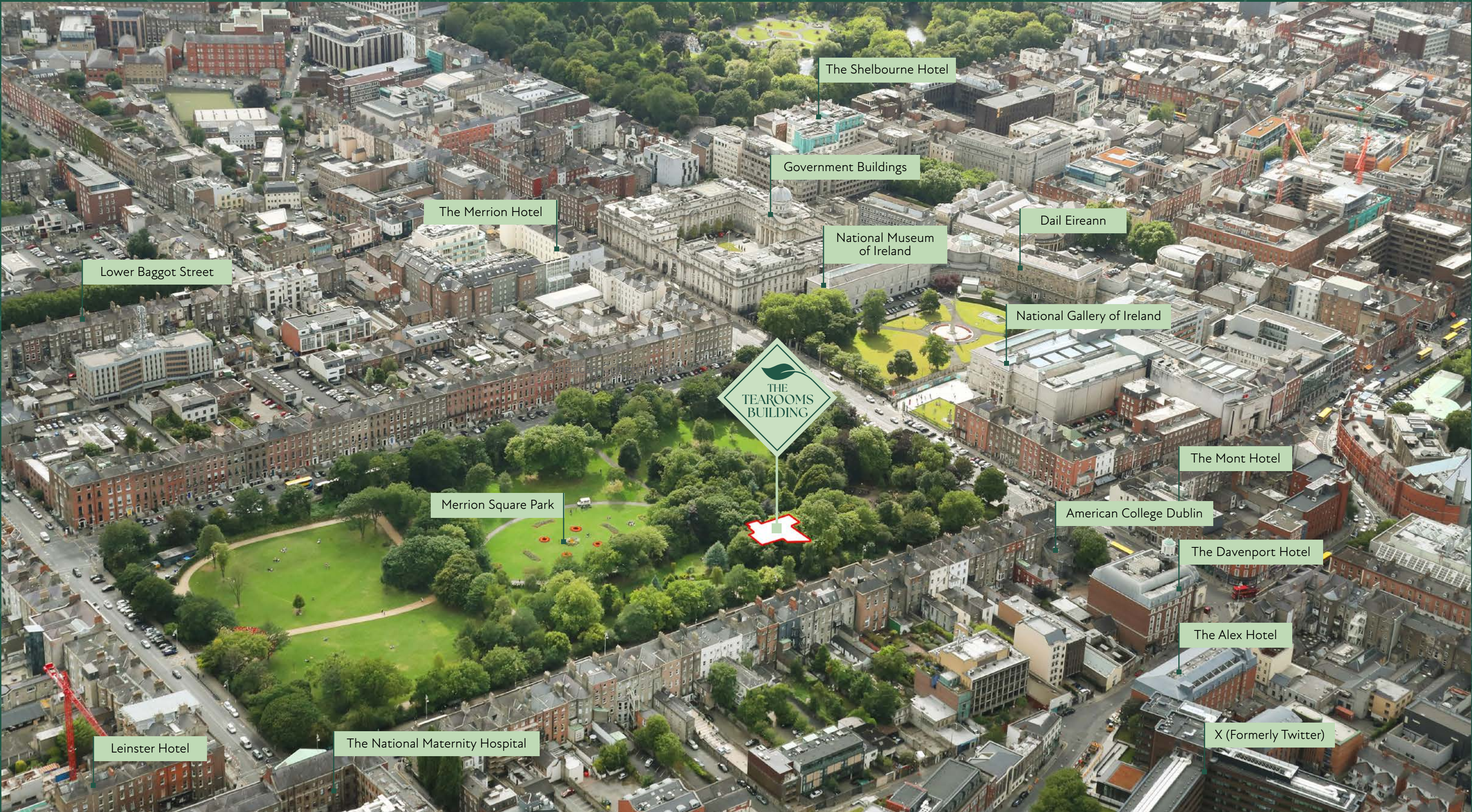
It is located in the core Central Business District location with a wide range of important occupiers in the immediate vicinity including government departments, state and semi state companies, museums, embassies, local and international corporate office occupiers and a number of the city's busiest hotels.

It benefits from easy access to public transport links including the Luas, numerous bus routes and Pearse Station, Ireland's busiest commuter train stop.



AERIAL

“The new Tearooms will support and enhance the amenity value of the park for both locals and visitors”



THE PROPERTY

Designed by award winning architects, Bucholz McEvoy with careful consideration of placement, scale, materials, proportions and its relationship to its historic location.

The tearooms will extend to an overall gross internal area of 362 sq m and will include an indoor dining area, large foyer space, outdoor terrace, kitchen, staff areas, toilet facilities and associated internal and external ancillary areas.

The dining areas will be a bright south-facing space with views through the trees of the arboretum.



The multi-purpose foyer space can extend outside under the large mature plane trees, when the façade is opened.



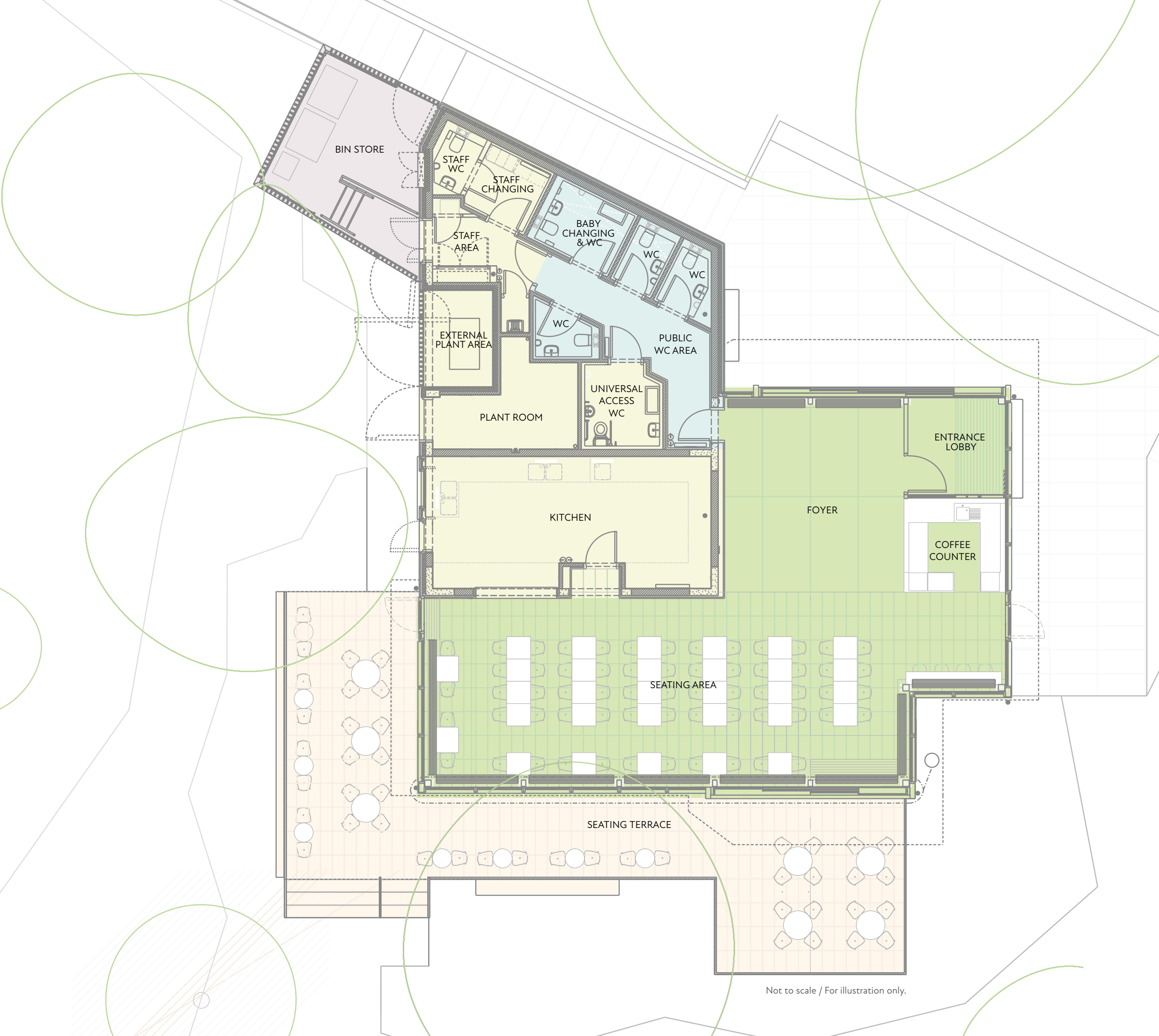
Accommodation

Internal Space	GIA Area (sqm)
Seating Area	101.0
Kitchen	34.3
Internal Plant Area	11.2
Foyer	37.0
Staff Area incl. Corridor	13.9
WC & Baby Changing incl. Corridor	29.9
Entrance Lobby	7.7
Coffee Counter Area	11.0
Total Internal Area	246

External Space	Area (sqm)
Terrace Seating area	96.1
Bin Store Area	14.5
External Plant Area	6.0
Total External Area	116.6

*Intending Tenants should satisfy themselves as to the floor areas.

“The dining areas, both indoor and outdoor, will be bright, south-facing spaces with views through the trees of the arboretum,”





SPECIFICATION

The premises will be handed over to the incoming tenant in an enhanced shell specification, as shown in the illustrative plans on the preceding page.

LEASE

The premises are being made available under a new 10-year lease, which will include a rent review at Year 5.

EXPRESSIONS OF INTEREST

Expressions of interest are now being invited for the operation of the new facility with Colliers having been selected by Dublin City Council to manage the leasing process.

FOR FURTHER INFORMATION



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