FOR SALE BY PRIVATE TREATY

TENANT NOT AFFECTED

ONE GRANT'S ROW

DUBLIN 2

CONFIDENTIAL INVESTMENT MEMORANDUM

INVESTMENT HIGHLIGHTS

Four-storey over basement modern office building extending to 15,125 sq ft (1,405 sq m)

Single let to leading law firm - Flynn O'Driscoll

Total passing rent of €739,035 per annum

WAULT of **c. 5.90 years** to expiry (as of 1st September 2025)

10 secure underground car parking spaces

Prime Dublin 2 location - in the Central Business District

Modern building recently **upgraded**

BER B3 with **pathway to A3** available

LOCATION

1 Grant's Row is centrally located in Dublin's most sought after business district.

The property is located approximately 100m from Merrion Square, 700m from St. Stephen's Green and 700m from Grand Canal Dock. Grant's Row serves as a link between the busy thoroughfares of Grand Canal Street and Lower Mount Street. This micro-location provides for the prestige of Dublin's Georgian core blended with the contemporary Central Business District.

The local area provides a vibrant and diverse mix of cafes, restaurants and bars making it one of Dublin's most sought after office locations.

A number of recent developments have significantly enhanced the office occupier profile of the area. Google is nearing completion of its major redevelopments at Bolands Mill and Bolands Bakery. Bolands Bakery comprises a transformation of the old Treasury Building on Grand Canal Street and is located only 300m from One Grant's Row.

NEARBY OCCUPIERS:

stripe Google ADDLESHAW GODDARD

SMBC Perrigo Shire BDO


Merrion Square


Grand Canal

CONNECTIVITY

One Grant's Row is ideally situated in the heart of Dublin 2, offering excellent connectivity to all major public transport options.

TRANSPORT

Dublin Bikes	1 min walk
Dublin Bus	2 min walk
Dart Station - Pearse	8 min walk
Green Line Luas - Dawson Street	14 min walk

AMENITIES

Merrion Square	2 min walk
Trinity College	9 min walk
Grand Canal Dock	10 min walk
St. Stephen's Green	14 min walk
Grafton Street	15 min walk
Sir John Rogerson's Quay	15 min walk
Convention Centre	17 min walk

THE ASSET

One Grant's Row is a modern standalone four storey office building extending to 15,125 sq ft (NIA).

The building has been maintained to a top standard and recently underwent modernisation to include new LED lights and common area upgrades. The building provides for four floors with floor plates ranging in size from 3,013 sq ft - 4,053 sq ft efficient in layout, and perfectly sized for modern office occupational demand.

10 car parking spaces are provided in the secure underground basement, a very favourable provision for a city centre office block.

ENERGY PERFORMANCE:

The existing landlord has implemented a number of ESG initiatives across the development such as:

- Upgraded LED lighting in common areas and car park
- Smart metering for common areas: electricity, water, and gas
- Water and waste assessment
- Segregated waste bins
- Pre-installation survey commissioned for PV / Solar Panels
- Bike carriers installed
- Air testing survey completed on the building

The above practices have contributed positively to enhancing sustainability standards within the building.

The Building Energy Rating (BER) performance has also been improved dramatically by the current Landlord under their ownership. The development previously had a D1 BER and has been enhanced to a B3 BER. A BER pathway report has recently been carried out for the development with a step-by step guide to achieve an A3 rating throughout. This report is available to view in the data room.

KEY FEATURES

Newly refurbished reception and common areas

2 x10 person passenger lifts

Featured glazed staircase

10 secure basement car parking spaces

Efficient bright floorplates

BER B3 with pathway to A3

Shower facilities

Roof terraces


LEVEL
B




TENANCY

The is property is currently let to Flynn O'Driscoll Management Services Limited generating a total passing rent of €739,035 per annum.

Flynn O Driscoll has occupied the building since 2011, initially acquiring the second floor and then grew into the first and third floors in 2018. In December 2024 they acquired the ground floor making them the sole occupier in the building. The lease is guaranteed by Flynn O'Driscoll LLP.

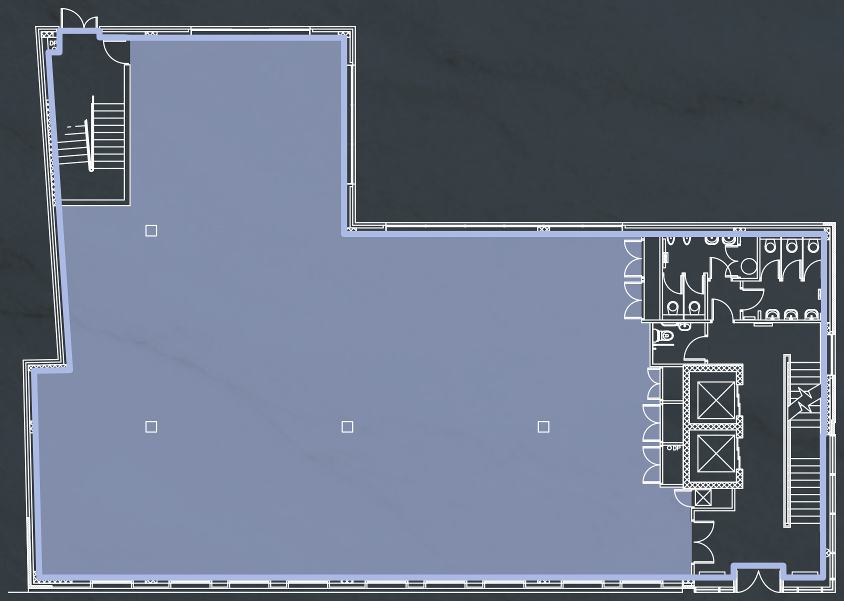
DESCRIPTION	NIA SQ FT	CAR PARKING SPACES	LEASE START	LEASE EXPIRY	TOTAL ANNUAL RENT
Ground Floor and Basement Storage	4,007	2	13/12/2024	26/07/2031	€195,489
First, Second and Third Floor	11,118	8	27/07/2018	26/07/2031	€543,546
Total	**15,125**	**10**			**€739,035***

* Rent is set to expiry of the term

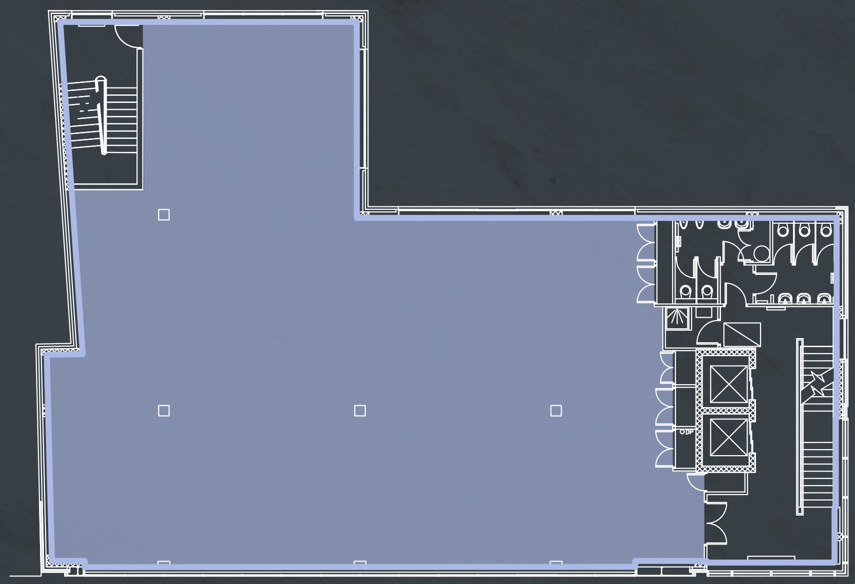
Flynn O'Driscoll

Founded in 2002, Flynn O'Driscoll has evolved into one of Ireland's leading law firms. Through a series of strategic mergers, most recently with Vincent & Beatty LLP, the firm has significantly expanded its expertise and service offerings. Today, Flynn O'Driscoll stands as a leading corporate law practice, representing a diverse client base that includes public sector bodies, multinational corporations, and owner-managed businesses both in Ireland and internationally.

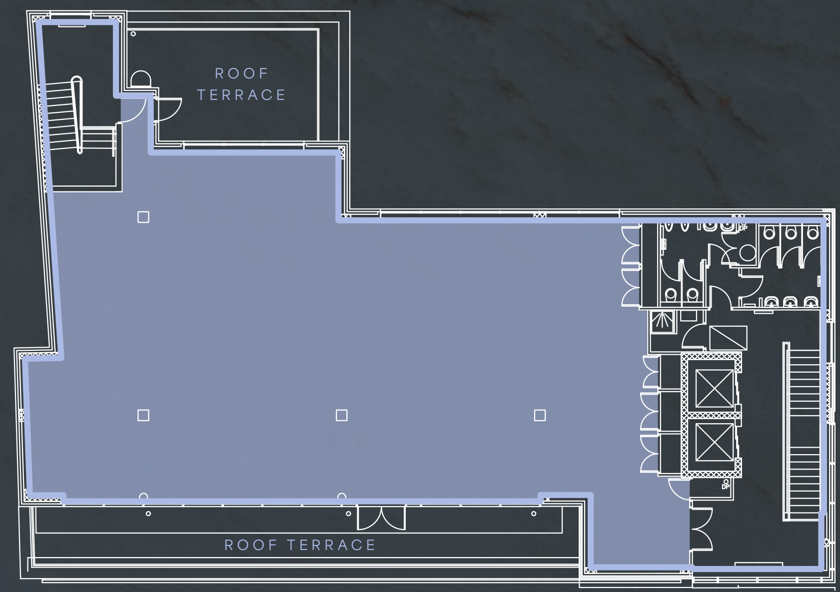
FLOOR PLANS



Ground Floor



First / Second Floor



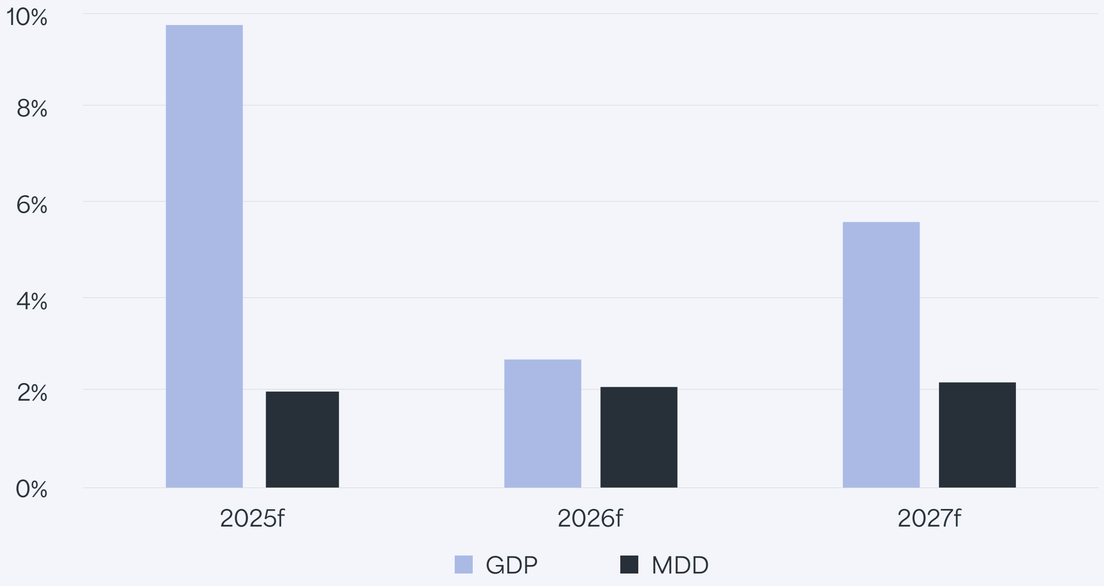
Third Floor

ACCOMMODATION SCHEDULE:

FLOOR	SQ M	SQ FT
Third	279.9	3,013
Second	376.5	4,053
First	376.5	4,053
Ground	372.3	4,007
Total	**1,405.2**	**15,125**
Total basement car spaces	10	

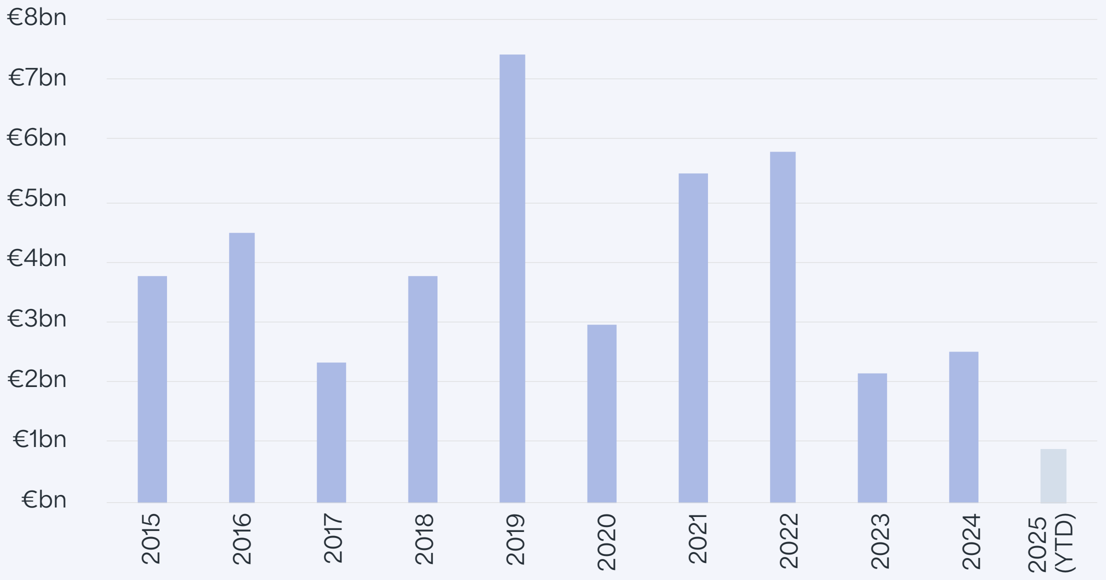
The property has been measured by Module Group in accordance with the standard SCSI/RICS code of measurement practice and comprises the above net internal areas (NIA).
All intending purchasers are specifically advised to carry out their own due diligence in relation to the building measurement.

Irish GDP and MDD Growth Forecasts



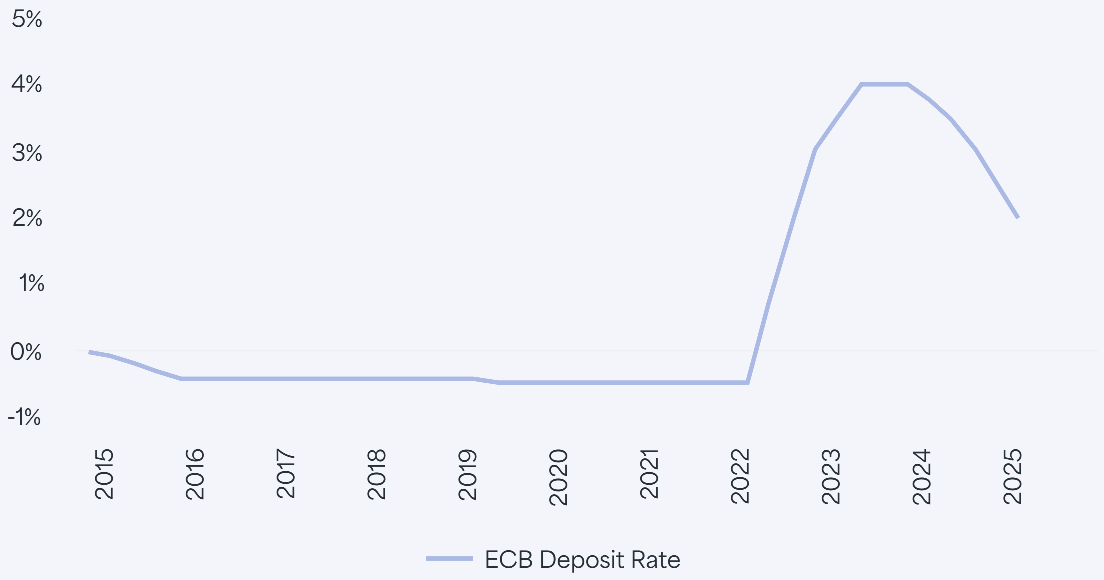
The Central Bank of Ireland (CBoI) is predicting GDP growth of 9.7% in 2025. Meanwhile, MDD is expected to grow by 2.0% and 2.1% this year and next.

Annual Investment Volumes



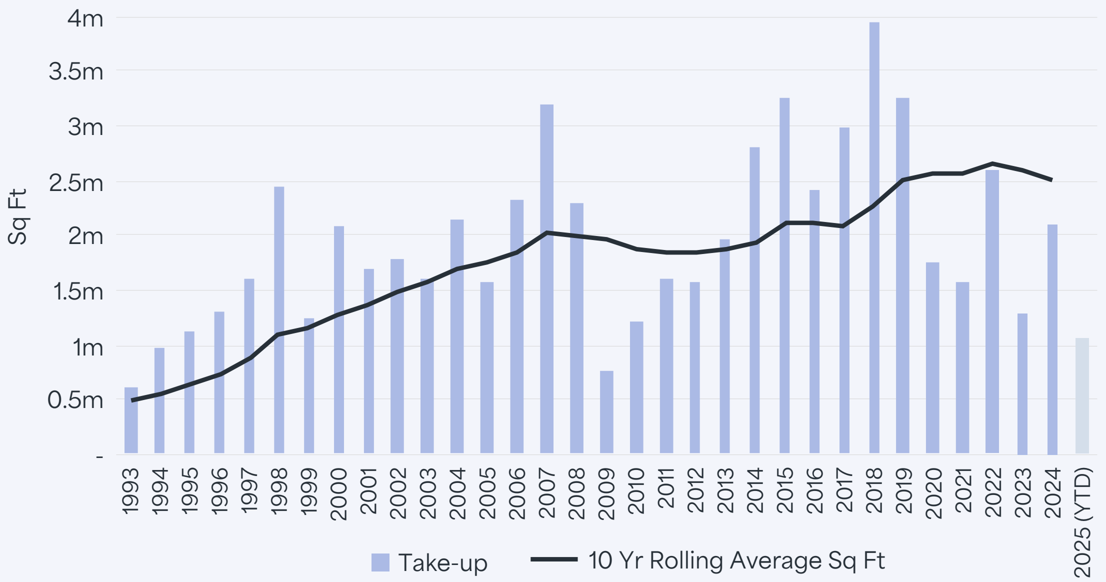
€381.5 million worth of deals transacted in Q2 2025, bringing H1 investment volumes to €924.0 million, a 27% increase on H1 2024.

Interest Rate Movement



The European Central Bank (ECB) began cutting interest rates from June last year, with the main deposit rate now standing at 2.00%, having cut interest rates for the eighth time in a year after the most recent 0.25% reduction in June 2025.

Dublin Office Take-Up



Dublin office take-up totalling approx. 1.077m sq ft this year-to-date.

FURTHER INFORMATION

TITLE

We understand that the property is held Freehold/ Long Leasehold.

VIEWINGS

All viewings are strictly by appointment via the sole selling agent, Savills.

METHOD OF SALE

For Sale by Private Treaty.

For the avoidance of doubt, please note that this is an investment sale and tenant is not affected.

BER RATING

BER B3

SELLING AGENT

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