

INVESTMENT MEMORANDUM

GUILD

BUILDING

CORK STREET | DUBLIN 8

CBRE



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Department of Social Paediatrics



KEY INVESTMENT HIGHLIGHTS



Grade A Office Building

Extending to approx. 38,746 sq ft of high-quality office accommodation, with 45 secure car parking spaces.



100% Government Income

Building is fully leased to the Office of Public Works (OPW) on a 10-year lease from 2024 with a tenant break option in year 7.



Excellent Location

Situated in the heart of Dublin 8, one of the city's most sought-after and dynamic neighbourhoods, and within a 15-minute walk of St. Stephen's Green.



Strong Connectivity

Heuston Station (Rail and Luas) is located approx. 20 minutes walk away, with numerous Dublin Bus stops just minutes from the building.



Sustainable Passing Rent

Passing rent of approx. €1.28m per annum (€30psf) with an open market rent review in October 2029.



Secure income

c. 8.4 years to expiry
c. 5.4 years to break



The Guild is positioned within a vibrant and established commercial district, supported by excellent transport connectivity and a high-quality mix of surrounding uses, including PRS schemes, hotels, and student accommodation. The area is home to a diverse range of leading occupiers across the technology, financial, legal, and professional sectors.



North Docklands
South Docklands

Google EMEA HQ

EY HQ

Workday EMEA HQ

Trinity College

LinkedIn EMEA HQ

Stripe EMEA HQ

LUAS

Renaissance Re Service Now Pinterest

Grafton Street

St. Stephen's Green

Maples

Iveagh Gardens

LUAS

Dunnes Stores HQ

LUAS

Deloitte HQ

Christ Church Cathedral

St. Patrick's Park and Cathedral

Royal College of Surgeons Ireland (RCSI)

Camden Street

KPMG HQ

LUAS

Amazon

Etsy Liberty IT

10 min walk

Newmarket Yards (413 PRS Units)

Aloft Hotel (190+ Beds)

Staycity Aparthotel

Heyday Student Accommodation (200+ PBSA Beds)

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RKD Architects
Vistatec
Infineon
Legal Aid Board

Vicar Street

Ardee Point Student Residence (360+ PBSA Beds)

New Mill Student Residences (400+ PBSA Beds)

WITHIN 10 MINUTES WALK OF DUBLIN CITY CENTRE

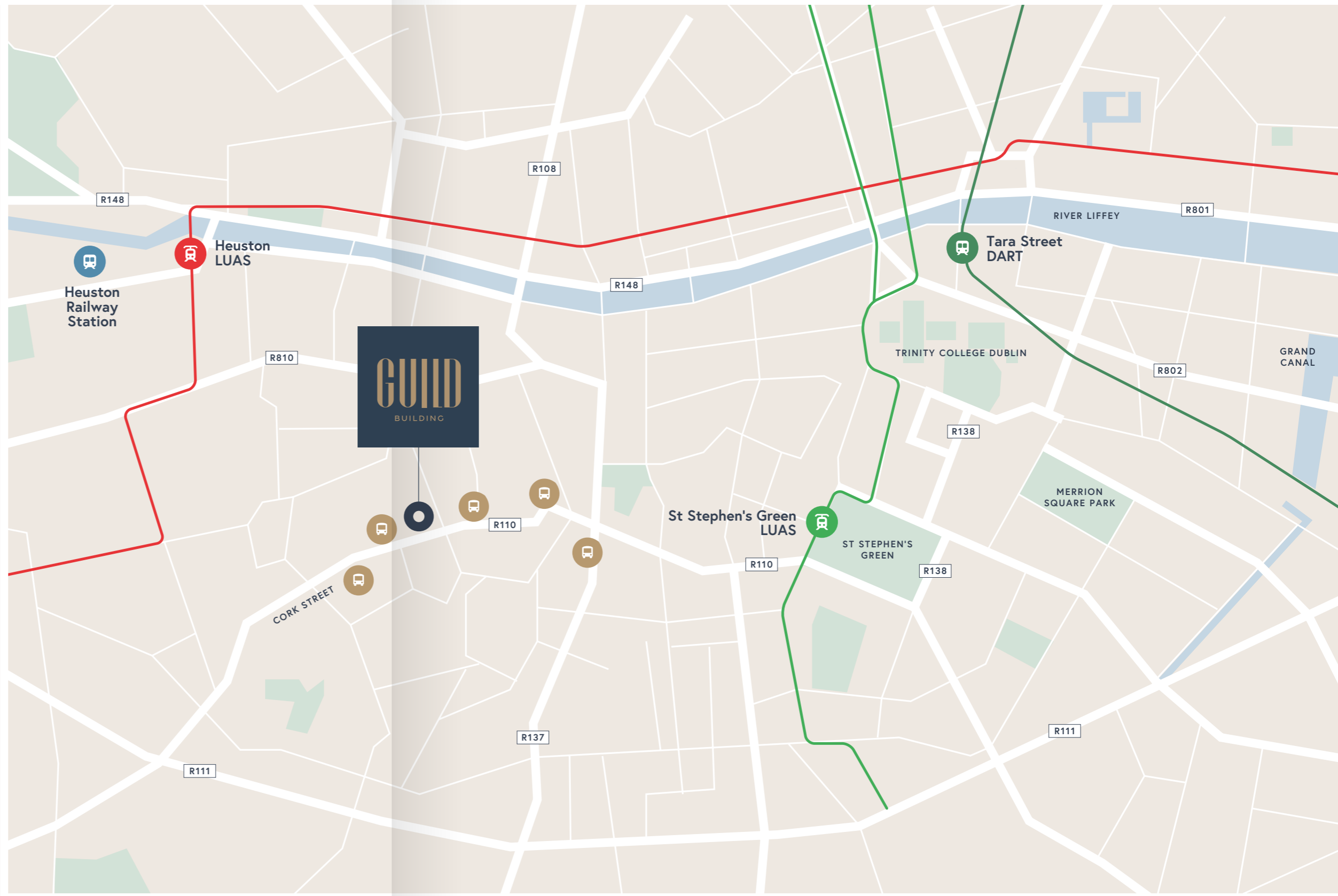
18 Newmarket Square (134 PRS Units)

LOCATION

The Guild Building occupies a prominent position in the heart of Dublin 8, a vibrant urban quarter located approximately 1.5 km west of St Stephen's Green. The area has experienced significant regeneration in recent years and has established itself as one of Dublin's most dynamic and characterful districts, attracting a growing number of office occupiers due to its close proximity to the CBD.

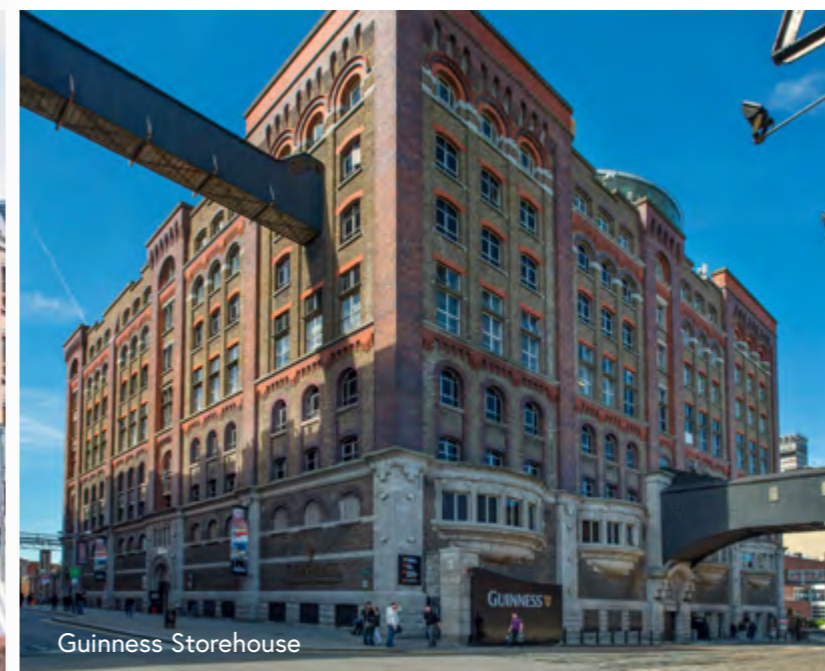
The location is exceptionally well served by public transport, with numerous Dublin Bus routes within a short walk and Heuston Station less than a 20-minute walk away, providing access to both the Luas Red Line and the national rail network. St Stephen's Green is also within a 15-minute walk, offering Luas Green Line connectivity alongside a wide range of city centre amenities.

The Guild Building is ideally positioned within easy reach of an excellent amenity offering, including the Guinness Storehouse and a thriving mix of independent restaurants, cafés, bars and gyms, reflecting the area's increasingly vibrant character.



TRAVEL TIMES

| | | |
|-------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------|
|  | Dublin Bus Cork Street | 1 min walk |
|  | Luas Red (Line & Rail) Heuston Station | 15 min walk |
|  | Luas Green Line St. Stephen's Green | 15 min walk |
|  | DART Tara Street | 30 min walk 10 min cycle |



BUILDING DESCRIPTION

The Guild Building is a single let landmark office building prominently situated in Dublin 8, extending to approximately 38,746 sq ft of high-quality office accommodation.

The building is accessed via a welcoming manned reception area at ground floor level with a central core which accommodates two passenger lifts and two stairwells, ensuring efficient circulation throughout. There is dedicated bathroom facilities located on each floor within the core.

Accommodation is provided across the ground to sixth floor, offering flexible and well-configured office floorplates suited to a wide range of occupier requirements. The fourth, fifth and penthouse sixth-floor all benefit from private terraces, providing breakout space and exceptional views over Dublin city centre.

The basement level provides 45 secure car parking spaces.

ACCOMMODATION SCHEDULE

| Floor | sqm | sqft |
|------------------|----------------|---------------|
| Basement (Store) | 155.7 | 1,676 |
| Ground | 315.3 | 3,394 |
| First | 470.0 | 5,059 |
| Second | 686.2 | 7,387 |
| Third | 686.2 | 7,387 |
| Fourth | 596.0 | 6,416 |
| Fifth | 381.4 | 4,106 |
| Sixth | 308.6 | 3,322 |
| Total | 3,599.6 | 38,746 |



Double Height Reception



Panoramic views over Dublin city centre



Reception Area

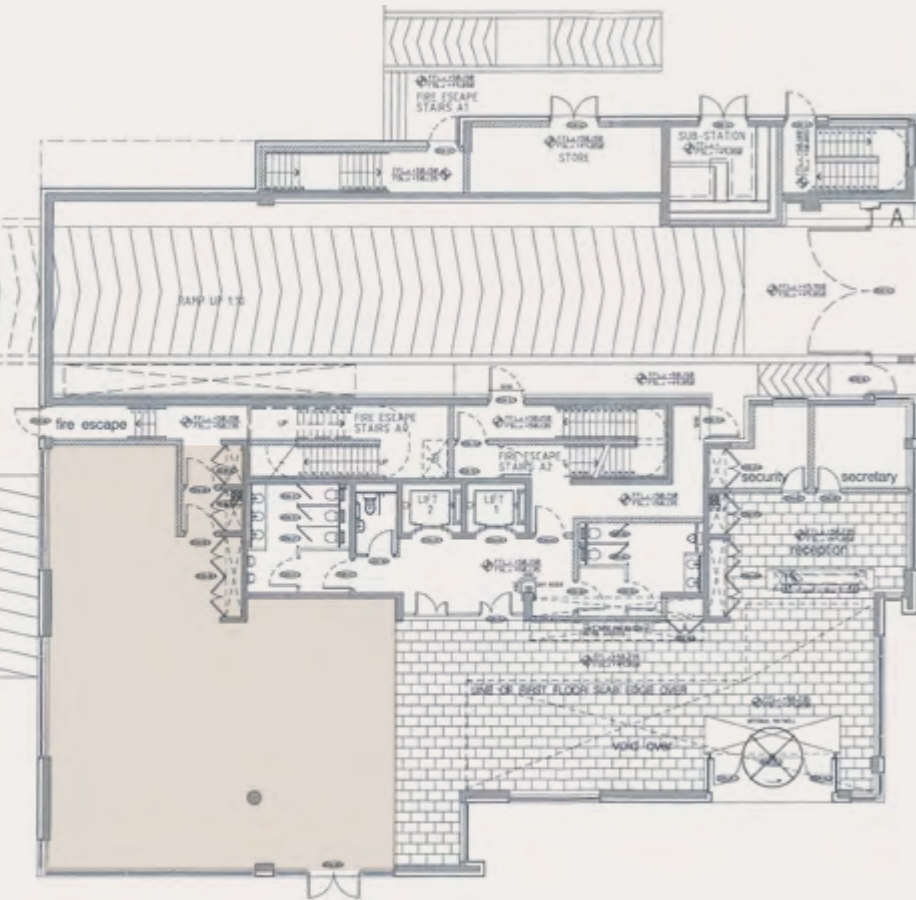


Office Accommodation

FLOOR PLANS

GROUND FLOOR

315.3 Sq M / 3,394 sqft



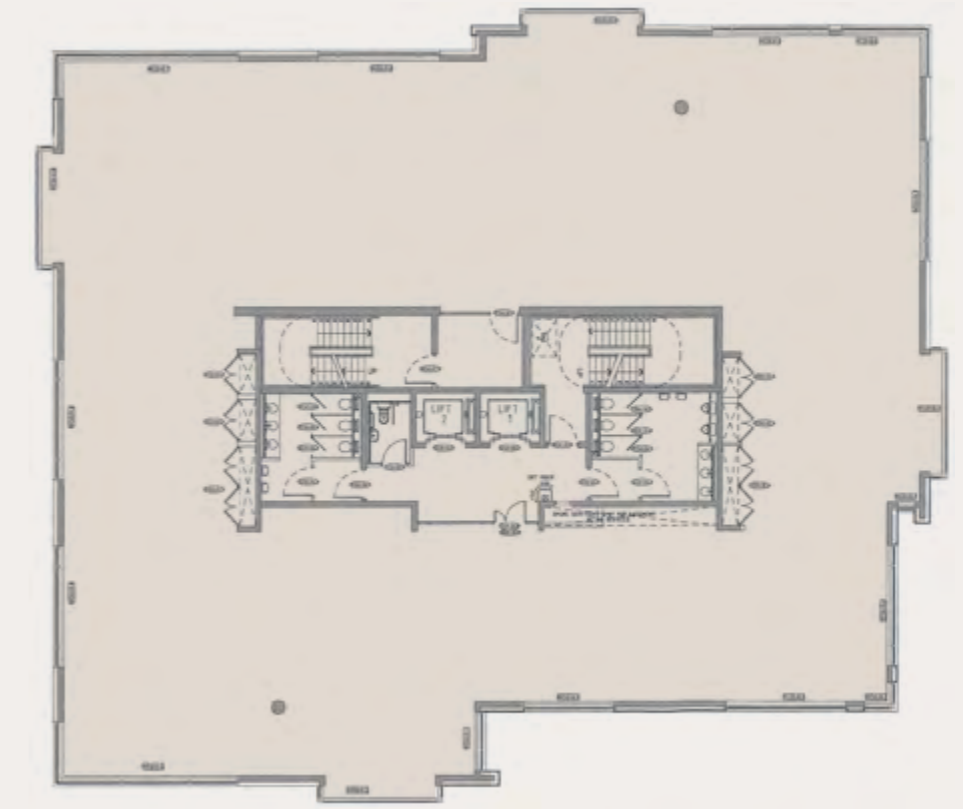
FIRST FLOOR

470.0 sqm / 5,059 sqft



SECOND / THIRD FLOORS

686.2 sqm / 7,387 sqft



FLOOR PLANS

FOURTH FLOOR

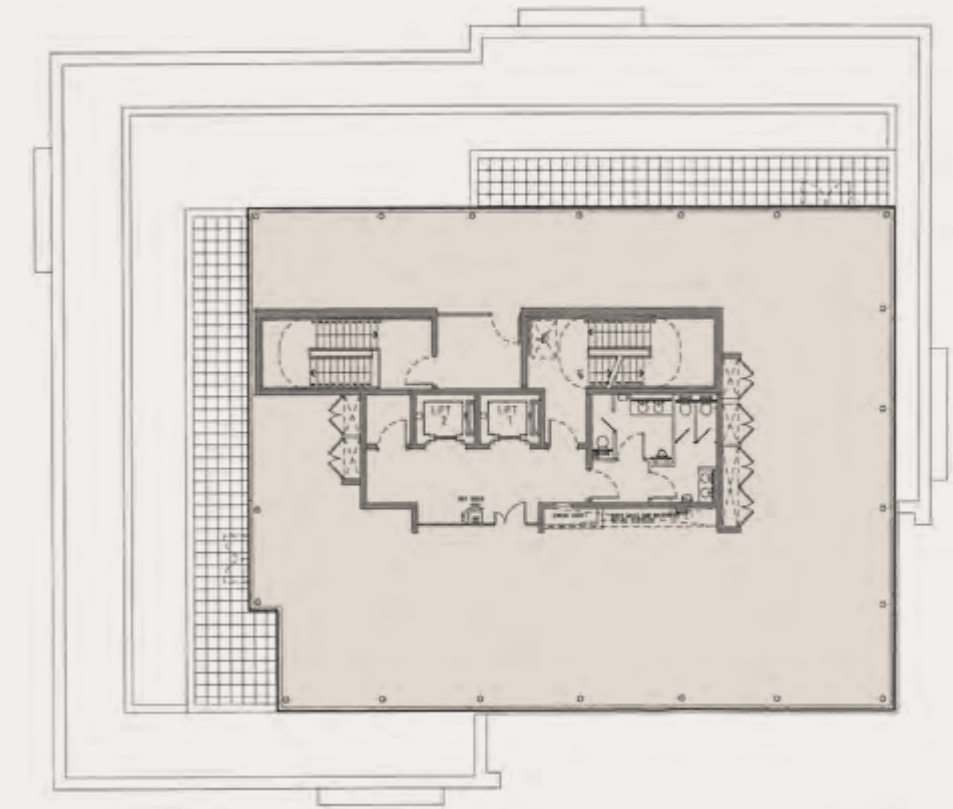
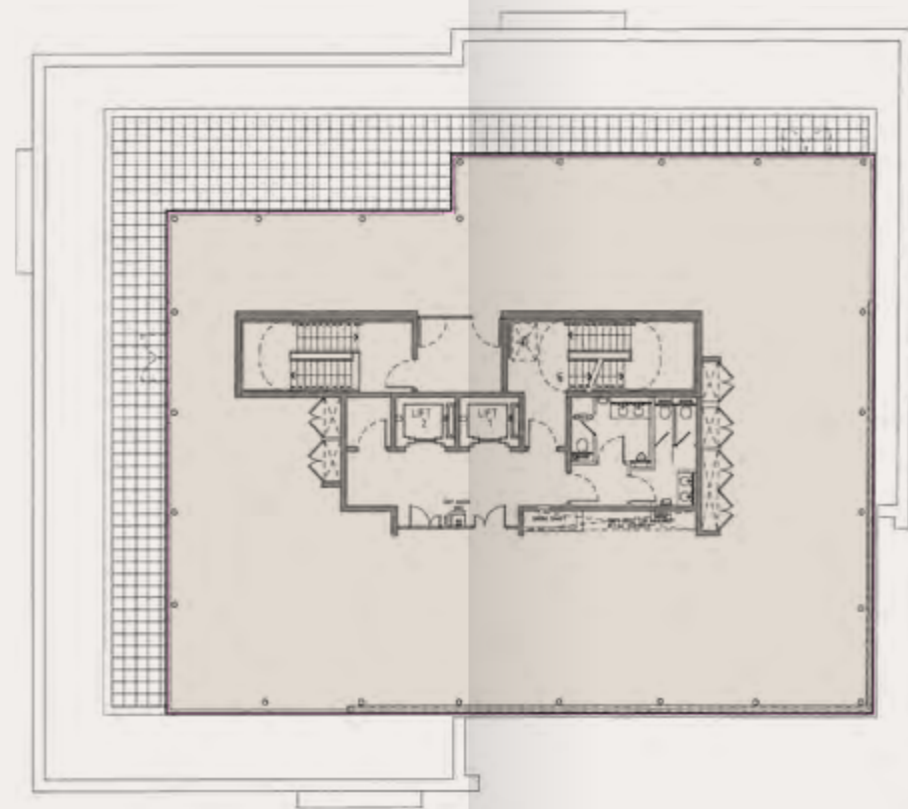
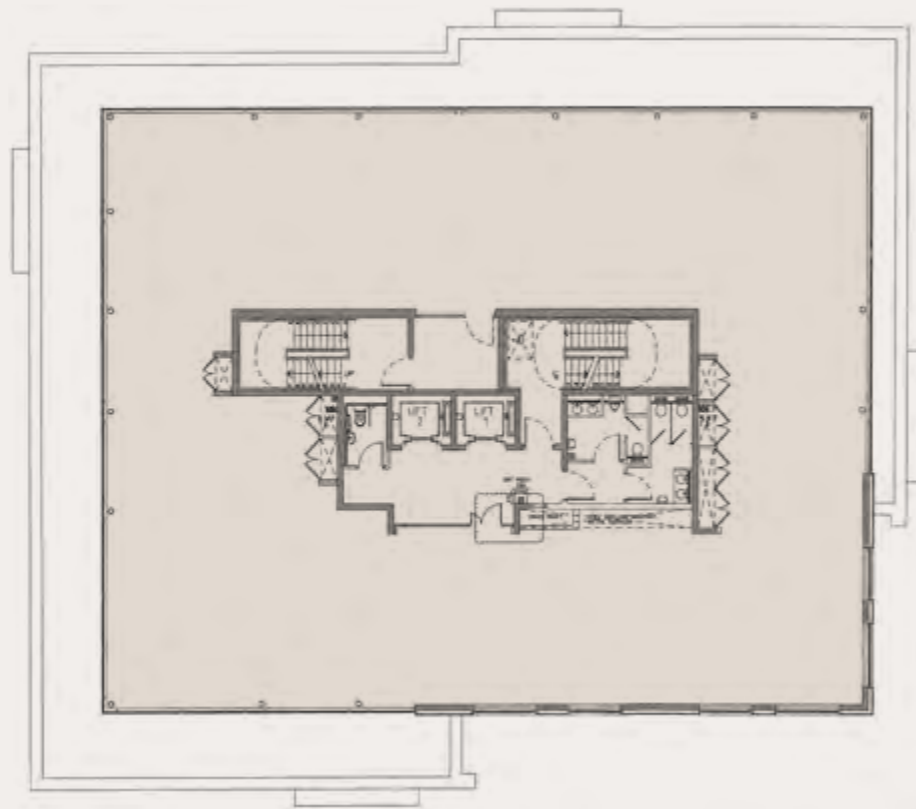
596.0 sqm / 6,416 sqft

FIFTH FLOOR

381.4 sqm / 4,106 sqft

SIXTH FLOOR

308.6 sqm / 3,322 sqft



TENANCY SCHEDULE

| Demise | Tenant | Floor Area sqm | Floor Area sqft | Cars | Lease Start | Years | Break | Expiry | Rent Review | Income pa | Rent psf | Rent pcs |
|------------------|------------------------------|----------------|-----------------|-----------|-------------|-------|------------|------------|-------------|-------------------|----------|----------|
| Basement (Store) | Office of Public Works (OPW) | 155.7 | 1,676 | - | 10/10/2024 | 10 | 09/10/2031 | 09/10/2034 | 10/10/2029 | €20,112 | €12.00 | - |
| G - 6th | Office of Public Works (OPW) | 3,443.9 | 37,070 | 45 | 10/10/2024 | 10 | 09/10/2031 | 09/10/2034 | 10/10/2029 | €1,258,350 | €30.00 | €3,250 |
| Total | | 3,600 | 38,746 | 45 | | | | | | €1,278,462 | | |

COVENANT INFORMATION

The Office of Public Works (OPW) is one of Ireland's oldest and most established State bodies, operating under the aegis of the Department of Public Expenditure and Reform. As a Government of Ireland agency, the OPW represents one of the most secure and creditworthy tenants available in the Irish property market.

The OPW is responsible for a wide range of State functions, including the management and maintenance of Government buildings and the provision of office accommodation for various Government departments and agencies across Ireland. As such, property occupation is central to its core mandate, underpinning the long-term and stable nature of any lease it enters into.

With the full financial backing of the Irish State, the OPW offers investors an exceptionally secure income stream, effectively equivalent to sovereign-backed covenant strength. This places it in the highest tier of tenant covenants, comparable to other Government occupiers across Europe.

The OPW's property portfolio spans hundreds of locations nationwide, reflecting its deep-rooted and enduring presence in the Irish real estate market. Its long track record as an occupier, combined with the resources of the State behind it, makes it an exceptionally attractive tenant for investors seeking income security and low risk.





Method of Sale

For Sale by Private Treaty

BER

BER D1

VAT

Please refer to the project data room for details relating to VAT treatment

Viewings

Viewings are strictly to be arranged through the sole selling agents CBRE

Tenure

Please refer to the project data room for details relating to Tenure

Data Room

Data Room access available through CBRE

Selling agents

CBRE

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