



# NO.4

## Earlsfort Terrace

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D u b l i n 2

A Superb Modern Office Investment with Development Potential





## Investment Highlights

The sale of 4 Earlsfort Terrace offers investors an opportunity to acquire a fully refurbished, grade A office in Dublin's premier office district, with potential for future development in conjunction with the adjoining St. Stephen's Green House.



The property is located on Earlsfort Terrace, close to the junction with St. Stephen's Green, in Dublin's premier office district. The building adjoins St. Stephen's Green House and shares a common basement.



The property is let to three leading professional and financial firms including Royal London, Maples Solicitors and Alliance Bernstein.



4 Earlsfort Terrace was extensively refurbished in 2018 with finishes including an upgraded reception, a new air conditioning system, refurbished common areas and new staff showers.



The recent refurbishment significantly improved the energy efficiency of the building. The property now has a B3 BER rating.



The investment, which produces a current income of €745,711 per annum, is fully let on long term leases with a WAULT of 6.8 years to expiry (3.4 years to break option).



Together with the adjoining St. Stephen's Green House, 4 Earlsfort provides an unrivalled opportunity for redevelopment or amalgamation and extension of the existing floor space.



# Transport Links

The location has excellent accessibility with LUAS Green Line stops nearby at Harcourt Street (600 metres) and St. Stephen's Green (650 metres), DART rail services at Pearse Street Station (1.2 km) and an abundance of Dublin Bus routes running along Leeson Street, St. Stephen's Green and Earlsfort Terrace, serving all parts of the city and suburbs.



**DUBLIN BUS**  
On Doorstep



**DUBLIN BIKES**  
Earlsfort Terrace - 1 minute walk



**AIRCOACH (Dublin Airport)**  
St. Stephen's Green - 5 minute walk



**TRAM (LUAS Green Line)**  
Harcourt Street - 5 minute walk



**RAIL (DART Pearse Station)**  
15 minute walk



## LEGEND



Dublin Bikes



Tram - Luas Green Line



Tram - Luas Red Line



Train - Dart / Commuter



Dublin Bus



Aircoach (Airport)

- |   |                                  |                           |
|---|----------------------------------|---------------------------|
| 1. St. Stephen's Green House            | 5. KKR                           | 9. Permanent TSB          |
| 2. Health Products Regulatory Authority | 6. Horizon Pharma                | 10. Department of Justice |
| 3. Deloitte                             | 7. KPMG                          | 11. Bank of Ireland       |
| 4. AerCap Holdings                      | 8. Department of Foreign Affairs | 12. Axa                   |





## Dublin's Premier Address

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Earlsfort Terrace is one of Dublin's most sought after office locations.

The building is located in the centre of Dublin's prime retail and commercial district as well as a host of amenities including 5 star hotels, restaurants, bars and the National Concert Hall.

Dublin City continues to be one of Europe's best performing and attractive locations for business given the vibrant and expanding metropolitan population base and robust economy. The city is a hub for the international technology, pharmaceutical and finance sectors and the European headquarters of choice for many major global corporations. Earlsfort Terrace and St Stephen's Green is at the heart of Dublin's Central Business District.



# The Building

The property is a prominent five-storey modern office building with basement car parking. Originally developed in 1997, the building was extensively renovated in 2018.

Access to the building is from Earlsfort Terrace, with a recently remodeled reception area. Internally the offices provide bright and flexible space with a combination of open plan and cellular offices on all floors.

15 car parking spaces are provided at basement level. Access to the car park is by way of a ramp on Earlsfort Terrace with exit onto Leeson Street.



## Building Specification

Reception floor to ceiling	2.700 with dropped feature ceiling
Office slab to slab	3.080- 3.120m
Office floor to ceiling	Typical- 2550mm
Raised floor zone	240mm
Ceiling zone	150mm to 400mm

## Finishes

- New Cat A finishes including suspended ceilings, lighting and raised access floors.
- Upgraded toilet accommodation.
- New air-conditioning system.
- Upgraded passenger lift.
- New staff showers.
- External terrace at fourth floor.



Floor Plan



- 18 Workstations
- 5 Storage Units
- 2 Meeting Rooms
- 1 Micro Kitchen
- 15 Carpark Spaces in Basement

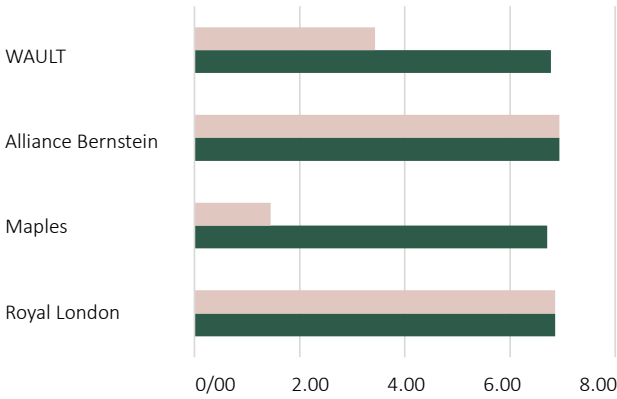
For illustrative purposes only.

Floor Areas

Floor	Area sq. m.	Area sq. ft.
Ground	194	2,091
First	245	2,632
Second	243	2,613
Third	255	2,745
Fourth	187	2,017
Reception	39	419
Total	1,163	12,517

Tenancy Schedule

Occupier	Floor	Area	Cars	Start Date	Expiry Date	Break date	Next Rent Review	Rent
Royal London	Ground	2,091	3	10/08/2018	09/08/2028		10/08/2023	€136,772
Maples Solicitors	First - Third	7,990	9	15/06/2018	14/06/2028	15/06/2023	15/06/2023	€477,380
AllianceBernstein	Fourth	2,017	3	06/09/2018	05/09/2028		06/09/2023	€131,559
Reception		419						
Totals		12,517	15					€745,711



Royal London Maples Alliance Bernstein

To Lease Expiry To Break Option

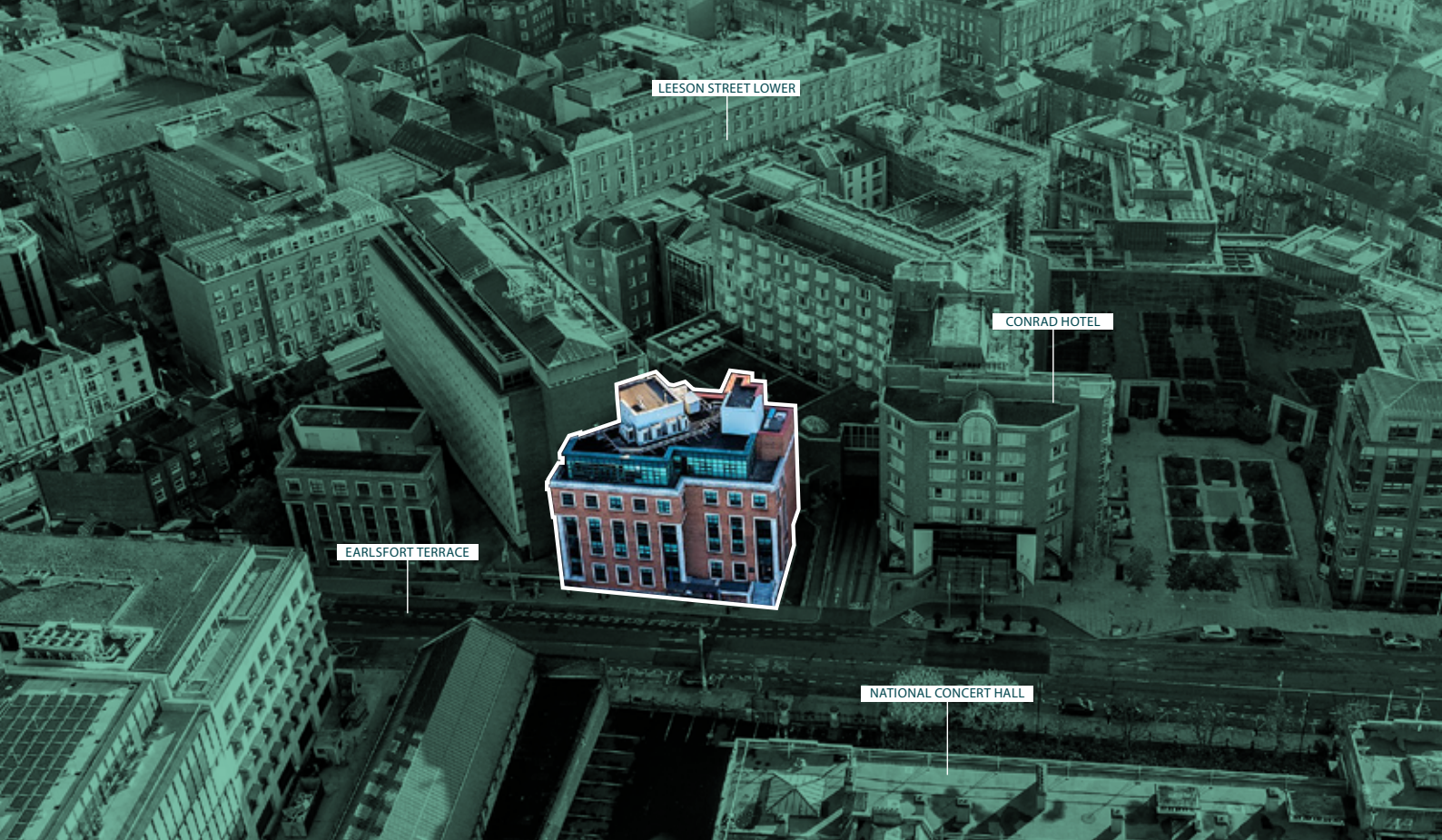
Tenant Details

**Royal London** - The Royal London Mutual Society Limited is the largest mutual life, pensions and investment company in the UK, with over 4,000 staff and more than €178 billion in Group funds under management. For more detail see [www.royallondon.ie](http://www.royallondon.ie)

**Maples Group** - The Maples Group's Dublin offices offer legal, fund and fiduciary services to clients across Europe. The legal services teams provide full service legal advice on all aspects of Irish corporate, employment, finance, funds and investment management, dispute resolution and insolvency, property and tax law, as well as related areas.

Maples, which has offices in the Cayman Islands, Hong Kong and London have 110 solicitors based in the Dublin office. For more details, see <https://maples.com/Dublin>

**Alliance Bernstein** is a leading global investment management firm that offers high-quality research and diversified investment services to institutional investors, individuals and private wealth clients in major world markets.



For illustrative purposes only.

## Further Information

### Title

The property is held under an 800 year lease from 1/5/1994.

### Sustainability

The property has a B3 Building Energy Rating



### Solicitor

**Kenneth Egan**

Kenneth.Egan@arthurcox.com

## Selling Agents



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