

BEAUX LANE HOUSE

DUBLIN 2



BEAUX LANE HOUSE

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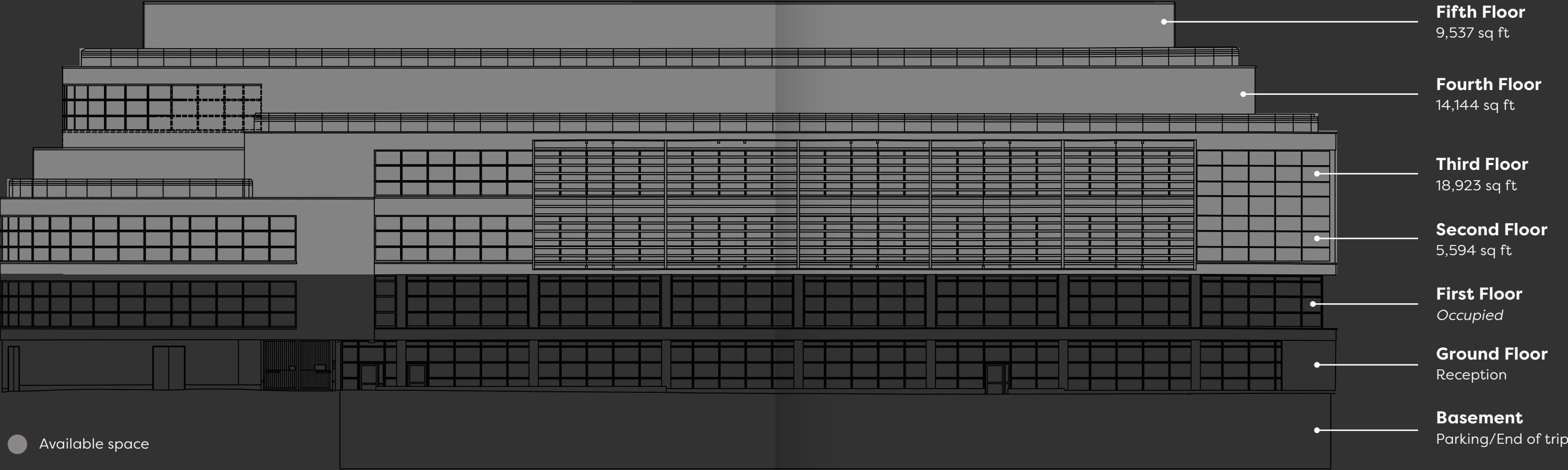
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BE IMPRESSED



Prime central location



Target BER A3



Newly refurbished showers, changing facilities and toilets blocks



Efficient floorplates with high end CAT A specification



Unrivalled amenities on your doorstep



Ample secure car and bicycle parking



Direct LUAS access

THE PLACE TO **BE**

Located just off St Stephen's Green, Beaux Lane House is surrounded by thriving business, retail and cultural communities.

Its central position means unrivalled connectivity with the Luas Green Line, numerous Dublin Bus routes and Tara Street DART station within a close walk.

The prestigious address of St Stephen's Green has attracted many multinational companies, including financial institutions, law firms and professional services firms. To date, leading international occupiers such as Barclay's, DLA Piper, Amgen, Aercap Holdings and Maples have leased space in the immediate area and joined the ranks of other leading global firms choosing to be in the vicinity. It is the destination of choice for commercial occupiers in Dublin.

The vibrancy of Dublin 2 as an office location is thanks in part to the wide range of amenities nearby. The very best of the city's restaurants, cafés, shops, bars and venues are in tantalisingly easy reach.



BEYOND THE BUILDING



BE CONNECTED

LOCAL AREA

- 1. Dublin Castle
- 2. Powerscourt Town House
- 3. The National Museum of Ireland
- 4. Mansion House
- 5. Leinster House
- 6. The National Gallery
- 7. The Gaiety Theatre
- 8. National Concert Hall

HOTELS

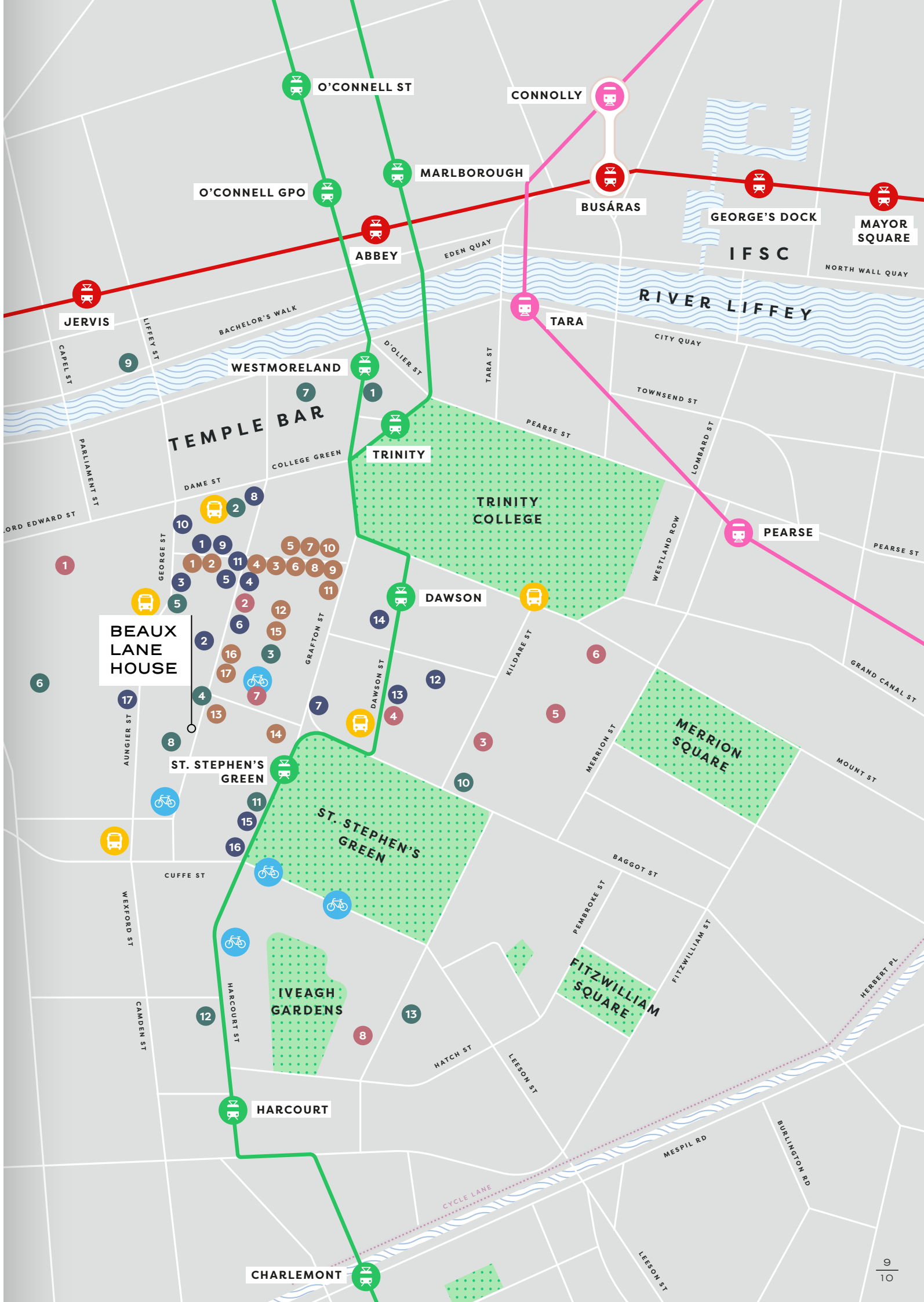
- 1. The College Green Hotel
- 2. The Wren Hotel
- 3. The Westbury Hotel
- 4. The Grafton Hotel
- 5. Premier Inn Dublin City Centre
- 6. Radisson Blu Royal Hotel
- 7. The Morgan Hotel
- 8. The Marlin Hotel
- 9. The Morrison Hotel
- 10. The Shelbourne Hotel
- 11. The Fitzwilliam Hotel
- 12. The Dean Hotel
- 13. The Conrad Hotel

FOOD & BEVERAGE

- 1. Fallon & Byrne
- 2. Fade Street Social Restaurant & Bar
- 3. George's Street Arcade
- 4. The Port House
- 5. Saba
- 6. Farrier & Draper
- 7. Butler's Chocolate Café
- 8. Pichet
- 9. Chequer Lane by Jamie Oliver
- 10. Yamamori Izakaya
- 11. Ladurée
- 12. One Pico
- 13. Fire
- 14. Marco Pierre White
- 15. Glovers Alley
- 16. Shanahan's on the Green
- 17. Uno Mas

RETAIL

- 1. Oliver Bonas
- 2. Patagonia
- 3. Zero One
- 4. 5th Avenue
- 5. Louis Copeland
- 6. Siopaella
- 7. L'Occitane
- 8. Clarins
- 9. Kiehl's
- 10. Ecco
- 11. Brown Thomas
- 12. Paul Sheeran
- 13. Dunnes Stores
- 14. St. Stephen's Green Centre
- 15. Westbury Mall
- 16. Dylan Bradshaw
- 17. Brown Sugar



**Green Line
Luas Stop**
3 min walk



**Dublin
Bus Stop**
2 min walk



**Tara Street
DART Station**
18 min walk



**Port
Tunnel**
12 min drive



Situated amongst the best of Dublin's retail, leisure, cultural and dining offerings.

AN EXCITING NEW BEGINNING

Beaux Lane House offers four floors of best-in-class, fully upgraded office accommodation, with floorplates ranging from 5,500 sq ft to 19,000 sq ft.



REFURBISHED LIFT LOBBIES



NEW SHOWER FACILITIES



Beaux Lane House is a 6-storey office building extending to approximately 100,000 sq ft in total. The 2nd to 5th floors are currently undergoing complete refurbishment to a high-quality CAT A finish. The common areas, including the lift lobbies, toilets, showers, and changing facilities are also being upgraded to an exemplary standard, for the benefit of all tenants, both existing and incoming.

The impressive and contemporary double-height reception leads to a feature central atrium which floods the building's entrance space with natural light throughout the day. Four passenger lifts provide access to all floors and generous secure bicycle storage and car parking with full-access control/security system round out the specification on offer.



FULLY REFURBISHED FLOORPLATE



UPGRADED TOILET FACILITIES



The building occupies a prominent corner in Dublin city centre and has a unique architectural design with a curved façade to the front, allowing natural light to fill the entire.

SCHEDULE OF ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor	Reception	
1st Floor	Occupied	
2nd Floor	520	5,594
3rd Floor	1,758	18,923
4th Floor	1,314	14,144
5th Floor	886	9,537

The above are approximate areas only and subject to measurement.

BEST IN CLASS FINISHES

GENERAL SPEC:



PV panels
on roof



Enhanced building
entrance



Upgraded
lift lobbies



Improved atrium
experience



Upgraded
W/Cs



New end of trip
facilities



Target
BER A3



28 car parking
spaces

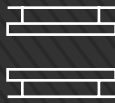
FULL CAT A FIT OUT ON PART 2ND, 3RD, 4TH & 5TH FLOOR TO INCLUDE:



New AC
system



Raised access
floor



New suspended
ceilings



Outdoor terraces on
upper floors



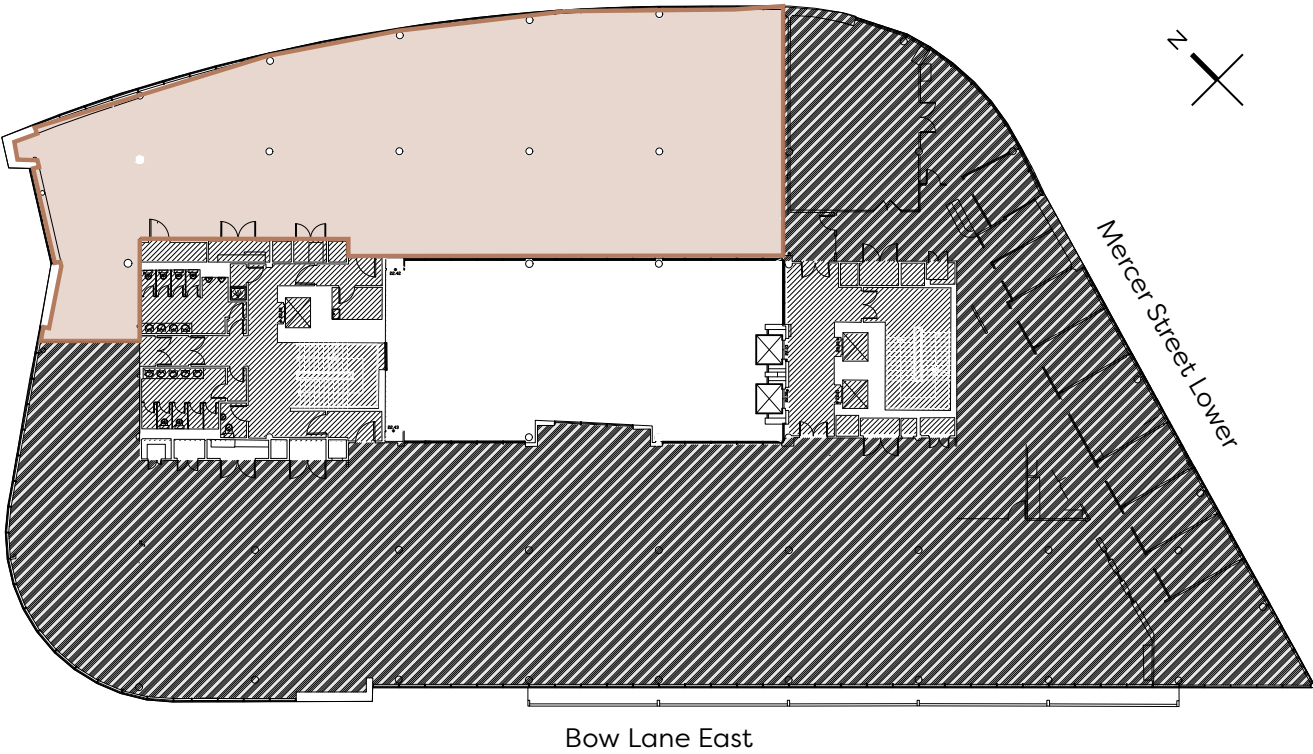
New
LED lighting



Full perimeter
glazing

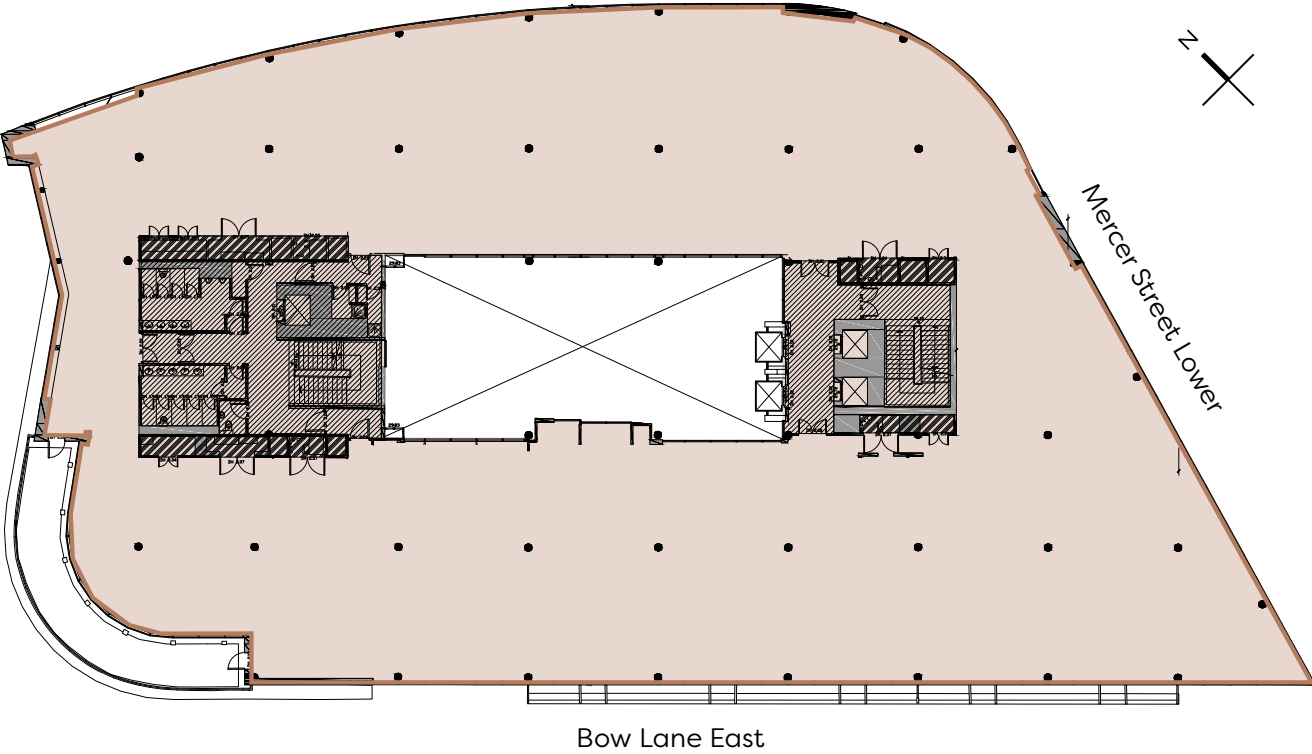
2ND FLOOR

5,594 sq ft



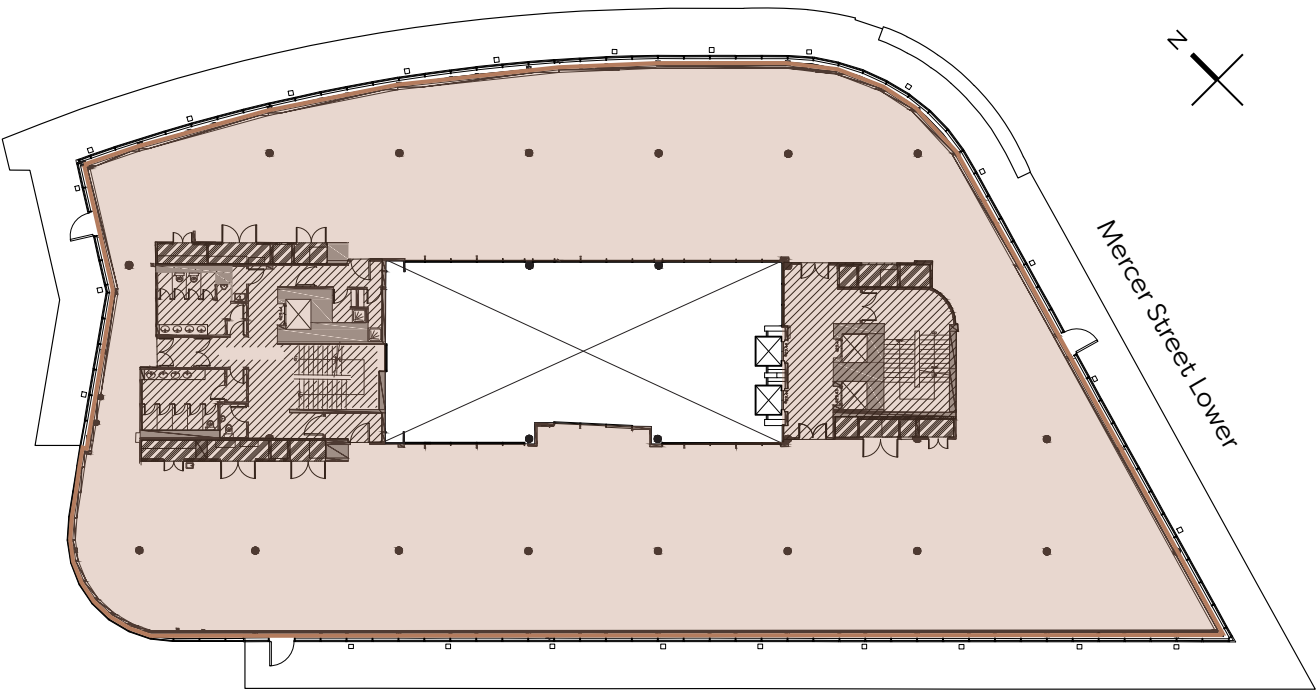
3RD FLOOR

18,923 sq ft

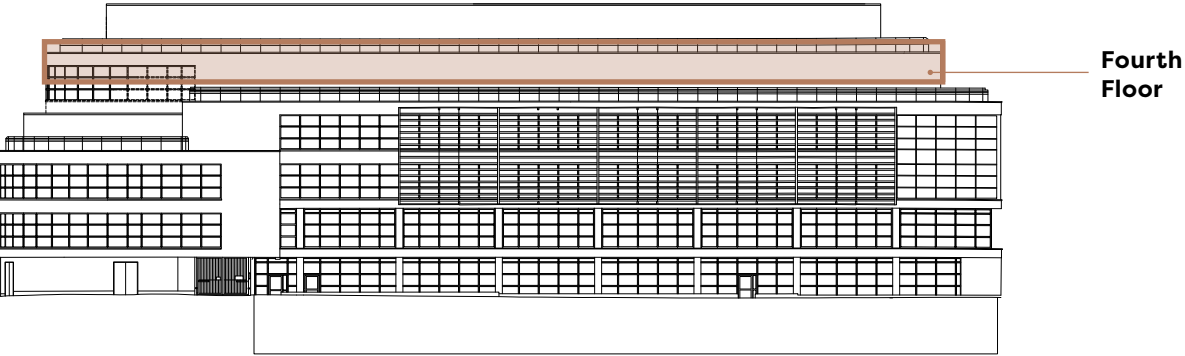


4TH FLOOR

14,144 sq ft

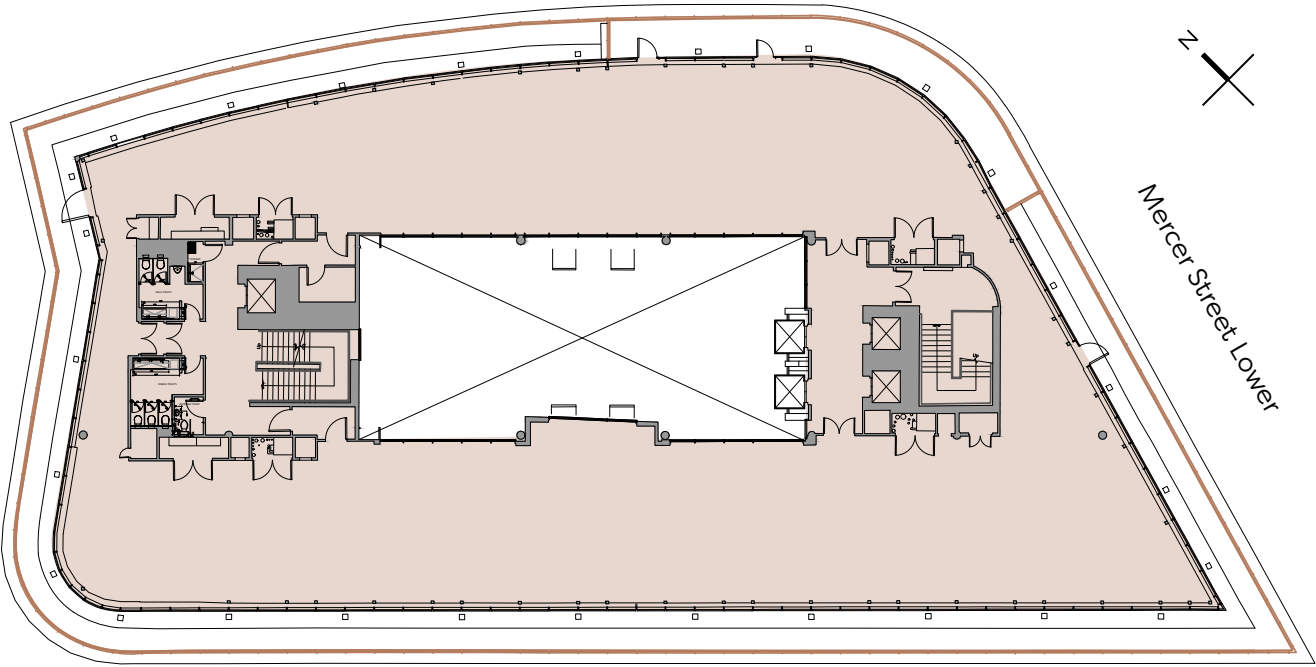


Bow Lane East

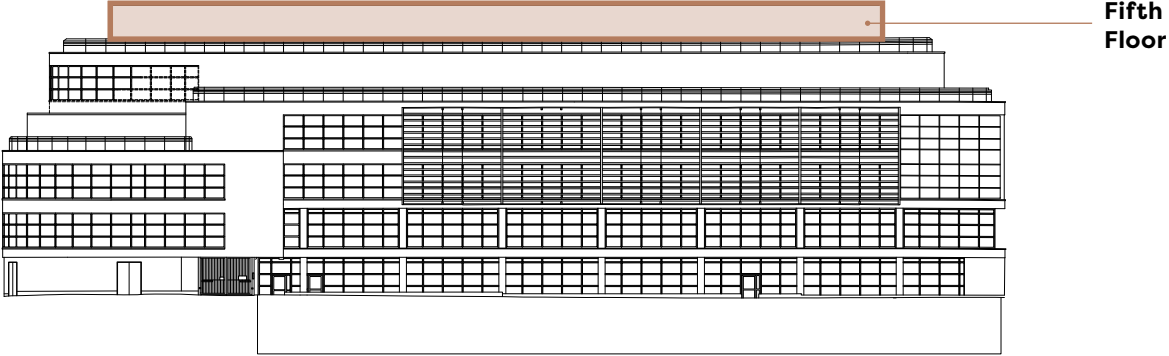


5TH FLOOR

9,537 sq ft



Bow Lane East



SPECIFICATIONS

1. GENERAL

Occupancy

- Means of Escape: 1 person per 6 sq m

Lifts

- 4 no.12-person passenger lifts. 1 goods lift.

Sustainability

- BER A3
- BREEAM in use
- PV Panels
- Low Flush Toilets
- Low Flow Taps
- High End Heating and Cooling Systems
- EV Chargers



40

Shared Bicycle Spaces in
a Lock Up Facility



28

Car Parking
Spaces

BMS

- Building Automation and Control System (BACS) to intergrade with both the existing Landlords Cylon BMS and refurbished floors to meet the requirements of BS EN ISO 52120 1:2022

2. COMMON AREAS

a. Ground Floor Stair & Lift Lobby

Flooring

- Lift Lobby; Ceramic White Carrara Marble 1200 x 1200mm matt tile finished with black skirting.
- Stair Lobby/Toilet Lobby; Interface, Icebreaker, Claystone, 500 x 500mm, Carbon Negative, CQUEST Bio+ Backing.
- Stair Tread/Risers; Interface, Icebreaker, Granite, 500 x 500mm, Carbon Negative, CQUEST Bio+ Backing.

Graphics

- Beaux Lane House branded font large decay in black on each floor.

Ceiling/Lighting

- Lift Lobby; Ultra Matt black painted MF ceiling with extended black LED spot lights with angled feature ring LED pendant lights central to lifts.
- Stair Lobby; Perimeter MF Bulkhead ceiling painted Ultra Matt White with new Semi-Recessed 600 x 600mm Rockfon Acoustic suspended grid ceiling with new 4000k LED Light Panels.

Doors Frames/Leafs

- Solid timber doorsets finished in an ultra-matt satin black paint grade with all new brushed stainless steel ironmongery.

Walls

- Painted in Dulux Trade Diamond Matt White 10BB 83/006.

b. Common Floor Stair & Lift Lobbies

Flooring

- Lift/Stair/Toilet Lobby; Interface, Icebreaker, Claystone, 500 x 500mm, Carbon Negative, CQUEST Bio+ Backing with black skirting.
- Stair Tread/Risers; Interface, Icebreaker, Granite, 500 x 500mm, Carbon Negative, CQUEST Bio+ Backing with Interface, Genesis Stair nosing finished with black skirting.

Ceiling/Lighting

- Lift/Stair Lobby; Perimeter MF Bulkhead ceiling painted Ultra Matt White with new Semi-Recessed 600 x 600mm Rockfon Acoustic suspended grid ceiling with new 4000k LED Light Panels.

Doors Frames/Leafs

- Shaker Glazed Double Solid timber doorsets finished in an ultra-matt satin black paint grade with all new brushed stainless-steel ironmongery.

Walls

- Painted in Dulux Trade Diamond Matt White 10BB 83/006.

c. Common Male/Female/DAC WCs

Flooring

- 1200 x 600mm R11 (Anti-Slip) Porcelain Amstel Bianco matt Tile, with brick lay pattern.

Walls

- 1200 x 600mm ceramic Amstel Bianco matt tile, with vertical brick lay pattern on general walls.
- 300 x 100mm Metro Almo Verde gloss ceramic tile, with herringbone lay pattern on vanity backsplash.

- Vanity bespoke frameless back mirror to the full length of vanity basin.

Ceiling

- Perimeter MF bulkhead ceiling with new semi-recessed 600 x 600mm Rockfon acoustic suspended grid ceiling with new 4000k LED circular spotlights.
- Dropped MF bulkhead above vanity unit with continuous recessed linear light.

Cubicles/IPS Panelling/Vanity Unit

- Venesta, unity cubical system finished in soft oak high impact laminate with all black powdercoat ironmongery.
- Venesta, rapiduct IPS Panelling system finished in soft oak high impact laminate.
- Vanity unit made with a continuous, integrated basin in Corian, Rain Cloud & High Impact base in Formica, aged ash with integrated waste disposal.

Sanitaryware

- Wall mounted white ceramic pan with concealed cistern & dual sensor flush black finished in black matt.
- Fully concealed white ceramic urinals with black sensor flush.
- Deck mounted faucets & soap dispensers with sensors finished in black metal.
- Dyson, air blade V handryers.
- Toilet roll/Paper towel & all hooks all wall mounted & finished in black metal.

d. Common Showers

Flooring

- 1200 x 600mm R11 (Anti-Slip) Porcelain Amstel Bianco matt Tile, with brick lay pattern continuous with slopped shower area with black waste grill.

SPECIFICATIONS

Walls

- 1200 x 600mm Ceramic Amstel Bianco matt tile, with vertical brick lay pattern on general walls.
- 200 x 65mm Metro Nolita Merine gloss ceramic tile, with herringbone lay pattern within shower cubicles.

Shower Cubicles

- Wetroom style tray with the use of wedi board, finished in flooring tile.
- Frameless 2000 x 600mm screen with black metal finishes.
- Triton, T90SR DuElec Pumped Electric Shower in Black finish.
- Black metal wall mounted hooks.
- 600 x 300mm beech/black bench.

Ceiling

- Ultra matt white painted MF ceiling with black LED spotlights.

Drying Room

- 1.85m * 1.99m equipped with hanging facility.

e. New Shower Facility, Basement

Flooring

- 1200 x 600mm R11 (anti-slip) Porcelain Lunar Bianco matt tile, with brick lay pattern continuous with slopped shower area with black waste grill.

Walls

- 1200 x 600mm Ceramic Lunar Bianco matt tile, with vertical brick lay pattern on general walls. Spanning full height in showers & up to dado rail height within lobby area.

- 200 x 65mm Metro Nolita Merine gloss ceramic tile, with herringbone lay pattern within shower cubicles.
- Brushed gold direct & indirect wall lights along corridor of lobby.
- Vanity bespoke frameless back mirror to the full length of vanity unit.

Shower Cubicles

- Wetroom style tray with the use of wedi board, finished in flooring tile.
- Frameless 2000 x 600mm screen with black metal finishes.
- Triton, T90SR DuElec Pumped Electric Shower in Black finish.
- Brushed gold metal wall mounted hooks.
- 600 x 300mm beech/black bench.

Ceiling

- Ultra matt black painted MF ceiling with black LED spotlights.

Joinery

- Vanity unit made with a continuous Corian, Rain Cloud & High Impact base in formica, aged ash with integrated towel disposal & towel shelving with hair drying facility.

Signage

- Brushed gold metal door signage.

Doors Frames/Leafs

- Solid timber door sets finished in an ultra-matt satin black paint grade with all new brushed gold ironmongery.

3. OFFICE AREAS

Flooring

- Interface, Yuton 106, Pearl, 500 x 500mm in random lay carpet tile.

Ceiling/Lighting

- Perimeter MF Bulkhead ceiling painted ultra matt white with new semi-recessed 600 x 600mm Rockfon acoustic suspended grid ceiling with new 4000k LED Light Panels.

Doors Frames/Leafs

- Solid timber door sets finished in an ultra-matt satin black paint grade with all new brushed stainless-steel ironmongery.

Walls

- Painted in Dulux Trade Diamond Matt White 10BB 83/006.

Floor Heights (approximate)

- Office Floor to Ceiling: 2.8m
- Office Slab to Slab Soffit: 3.4m
- Raised Access Floor Zone: 225mm
- Structural Slab Depth: 300mm
- Ceiling Service Zone: 400mm
- Structural Grid: 7.5m * 7.5m generally

4.MECHANICAL & ELECTRICAL

Mechanical services

- VRF system providing heating and cooling via FCU's to each tenancy on levels 2, 3, 4 & 5.

- Mechanical fresh air ventilation is provided to each floor via fresh air units.
- Office mechanical extract ventilation is provided via office floor extract fans.
- Toilet core provided with roof mounted twin fan mechanical extract ventilation unit.

Water services

- Metered mains water provided to each floorplate. Water storage tanks and booster pumps in basement.
- Metered water provided to toilet core.

Sustainable items

- Roof mounted solar PV installations provided to each tenancy on levels 2, 3, 4 & 5.

Fire services

- Addressable L2X fire alarm systems provided to comply with IS 3218: 2013
- Emergency lighting system provided to comply with IS 3217 : 2023

Electrical Services

- Lighting and power sub-distribution boards provided for each tenancy.
- ESB switch room in basement.

Lighting

- LED lighting and emergency lighting systems provided for each tenancy.
- New lighting control systems provided for each tenancy.

Security System

- Access control system to landlord areas.
- Wireways for tenant access control point at entry.

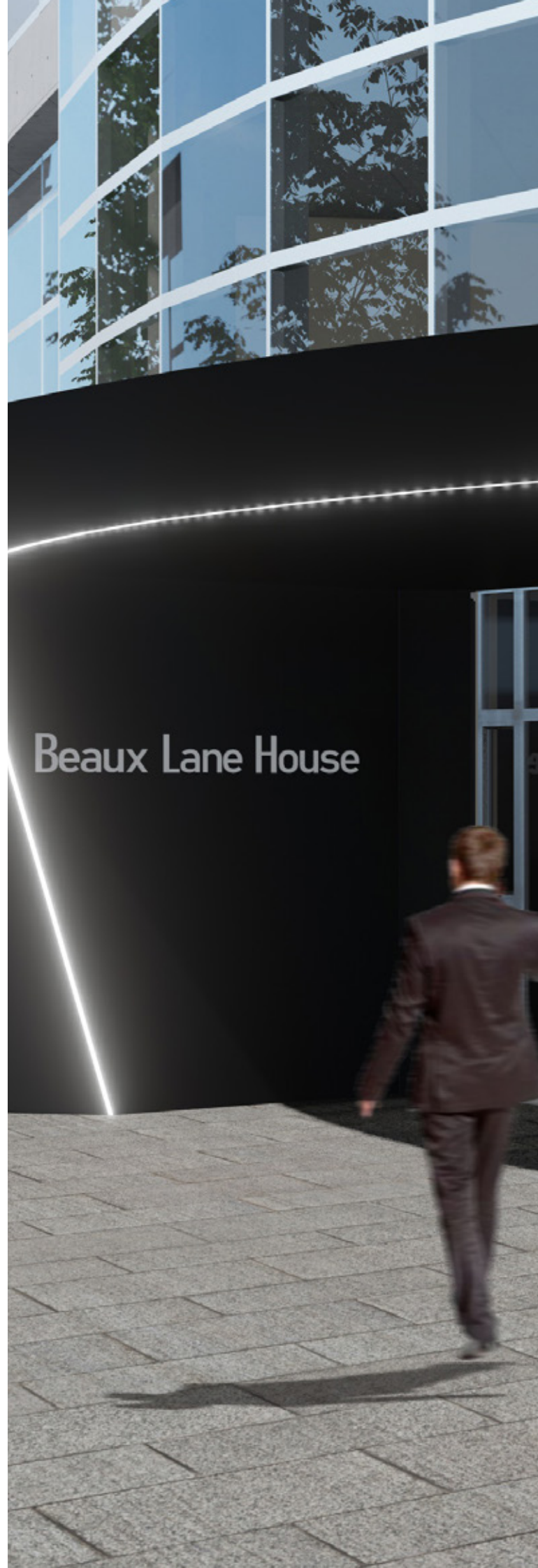
ABOUT THE LANDLORD

Real I.S. Group is one of the leading German providers of real estate investments for private and institutional investors, with their significant presence in Ireland further strengthened since opening their Irish office in 2023.

It focuses on acquiring, managing and developing high-quality real estate assets across various sectors including offices, retail and logistics. Their operations in Ireland reflect its broader European strategy which emphasises long-term value creation through sustainable and innovative investment practices.

In Ireland, the REAL I.S. approach to real estate investment is marked by its commitment to sustainability and environmental responsibility - integrating ESG (environmental, social and governance) criteria into its investment decisions and upgrading and renovating assets as necessary to maintain a portfolio of sustainable, prime properties.

The REAL I.S investment volume in Ireland (with investments in both the Greater Dublin Area and Cork) totals €600 million with further expansion in the Irish market planned.



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VERY GOOD
★ ★ ★

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