

MOLESWORTH STREET, DUBLIN 2

MOLESWORTH HOUSE

FOR SALE BY PRIVATE TREATY

MOLESWORTH STREET, DUBLIN 2

Repositioning opportunity
in super prime CBD office
location on the corner of
Molesworth and South
Fredrick Street.

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Repositioning



Key Features



EXCELLENT SIZE:
EXTENDING TO APPROX. 9,264
SQ FT NIA WITH THE BENEFIT
OF A GROUND FLOOR RETAIL
UNIT



EXCEPTIONAL CONNECTIVITY
WELL-SERVED BY PUBLIC
TRANSPORT, INCLUDING LUAS,
TRAIN, BUS, AND DUBLIN BIKES



DUAL FRONTAGE:
HIGHLY VISIBLE AND ACCESSIBLE
FROM BOTH SOUTH FREDERICK
STREET AND MOLESWORTH
STREET



PRIME LOCATION:
SUPER PRIME CBD OFFICE
LOCATION ON THE CORNER
OF MOLESWORTH AND
SOUTH FREDRICK STREET



REPOSITIONING:
OFFICE IS CURRENTLY 63%
VACANT AND OFFERS A
SECURE ROUTE TO VACANT
POSSESSION



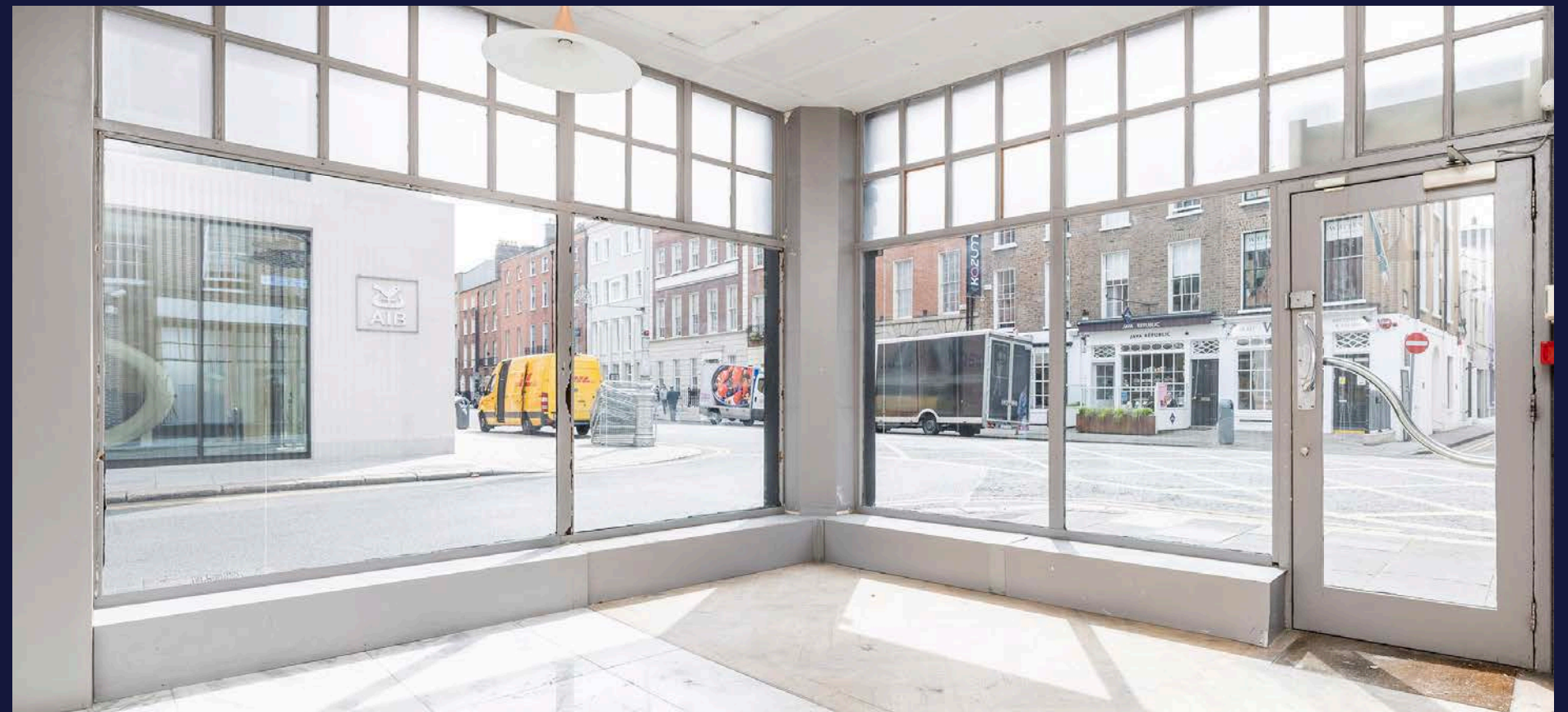
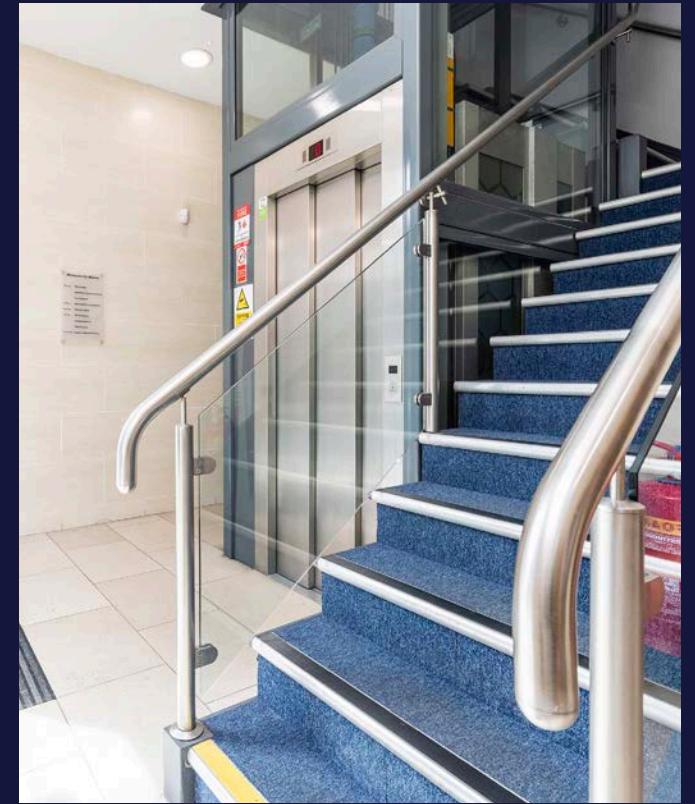
Property Overview

Molesworth House is a five storey building with basement area, providing office and retail accommodation, extending to approximately 9,264 sq. ft NIA. Constructed in the 1930s, Molesworth House has since been refurbished and is a modern commercial building finished in a traditional red brick style, maintaining the façade of the surrounding streets.

The building benefits from dual frontage onto South Frederick Street and Molesworth Street, with access to the building available from both sides, offering exceptional building visibility in a highly desirable location. The rear access from Dawson Lane also provides a secure gated entrance and potential for car or bicycle parking.

Each floor benefits from an abundance of natural light through its sash windows with full height glazing at top floor level. Each floor offers a generous floor to ceiling height with a suspended ceiling on the top two floors and raised access flooring.

As per Dublin City Development Plan 2022-2028, Molesworth House is zoned in objective Z5, meaning it will be used 'To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.' The Z5 zoning designation allows Molesworth House to be used for various purposes, including offices, restaurants, residential, educational, retail, and training facilities, among many others.





Perfectly Placed


Located in the centre of Dublin 2's bustling Business District, Molesworth House occupies a prominent corner position at the intersection of Molesworth Street and South Frederick Street.


The property is within walking distance of several major city landmarks, including Grafton Street, St. Stephen's Green, Trinity College, and Leinster House.

The location offers exceptional connectivity, with Luas Green Line stops at Dawson Street and St. Stephen's Green within a two-minute walk away, offering convenient access across the city. Numerous Dublin Bus routes operate nearby via Dawson Street and Nassau Street, while Pearse Street Dart Station is within a 10-minute walk from the property.

In addition, there is a Dublin Bikes station positioned directly outside the building, providing further connectivity to all means of transport.

DAWSON STREET LUAS	02 MINS	ON FOOT
ST. STEPHEN'S GREEN	05 MINS	ON FOOT
PEARSE ST DART STATION	10 MINS	ON FOOT
DUBLIN BUS STOP	03 MINS	ON FOOT

  **BUS ROUTE**
  **DUBLIN BIKE LANE**

  **DART TRAIN LINE**
  **LUAS LINE**





Tenant Information

Mitsui & Co. Europe Plc currently occupies the 3rd and 4th floors, extending to approx 2,724 sq. ft. with a passing rent of €125,000 P.A. Mitsui & Co. Europe Plc is a subsidiary of Mitsui & Co., Ltd., one of the world's largest general trading and investment companies, operating across 63 countries.

M&T Aviation occupies part of the 1st floor, extending to approx 721 sq. ft with a passing rent of €42,000 P.A. M&T Aviation is a subsidiary of M&T Bank, operating under M&T Capital and Leasing Corporation, which is a top 20, nationally ranked equipment finance company headquartered in Bridgeport, Connecticut. M&T Aviation offers tailored financial solutions designed to support clients' cash flow, capital expansion, tax planning, and balance sheet objectives.

Property	Floor		Area (sq ft NIA)	Tenant	Rent P.A. (€)	Lease Start / End
Molesworth House	3rd & 4th	Office	2,724	Mitsui & Co Europe Plc	€125,000	01.07.23 - 30.06.25
Molesworth House	2nd	Office	1,623	Vacant		
Molesworth House	Part 1st	Office	884	Vacant		
Molesworth House	Part 1st	Office	721	M&T Aviation	€42,000	01.07.22 - 30.06.25
Molesworth House	Ground	Office	825	Vacant		
Molesworth House	Ground	Retail	1,009	Vacant		
Molesworth House	Basement	Basement	1,478	Vacant		
TOTAL			9,264		€167,000	

Both tenants have executed deeds of renunciation.

Potential Repositioning Opportunities (S.P.P.)

Roof Extension

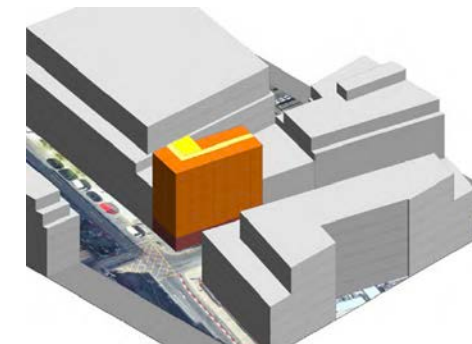
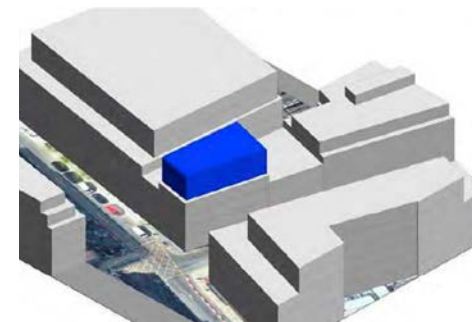
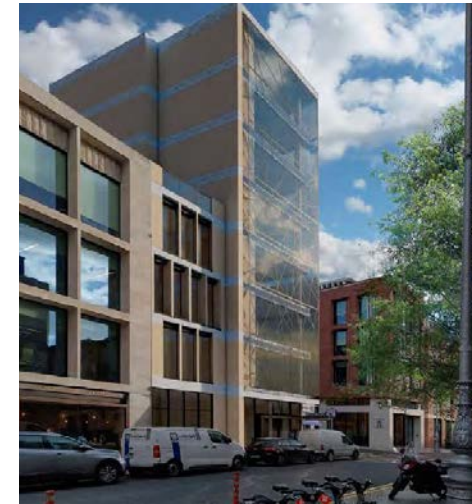
Removal of the existing top floor and the addition of two new floors in its place, along with the refurbishment of the remaining levels. This redevelopment would expand Molesworth House to six storeys over basement.

Full Redevelopment

Full redevelopment, of the existing structure to provide a new, mixed use building with additional height up to eight storeys over basement.

Alternative Use

Potential for alternative uses, such as a hotel development, which could be achieved through either an extension of the existing structure or a comprehensive redevelopment of the building.



For any enquiries



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Viewings

By appointment with Sole Agent Knight Frank

Guide Pricing

Offers in excess of €4,000,000

Method Of Sale

For sale by private treaty

Title

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