



PROJECT  
WATERFRONT

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DUBLIN  
DOCKLANDS









PROJECT  
**WATERFRONT**

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DOCKLANDS



**CONTENTS**

<b>7</b> Introduction	<b>24</b> The Residential Development Opportunity
<b>11</b> Location	<b>28</b> Residential Market Overview
<b>12</b> Accessibility	<b>30</b> Lot 2 – Commercial Site
<b>14</b> Docklands Occupiers	<b>34</b> The Commercial Development Opportunity
<b>16</b> Dublin Amenities	<b>36</b> Office Market Overview
<b>18</b> Strategic Development Zone	<b>38</b> Contacts and Further Information
<b>21</b> Lot 1 - Residential Site	







## INTRODUCTION

Project Waterfront provides a truly unique opportunity to acquire a prime waterfront site with planning permission in Dublin's Docklands.

On the instructions of David Carson Statutory Receiver, Savills and Cushman & Wakefield are pleased to present Project Waterfront, a rare opportunity to acquire two significant waterfront sites with planning permission in Dublin's Docklands.

This prestigious waterfront development opportunity is offered for sale in three lots;

### LOT 1

Approx. 1.08 hectares (2.67 acres) with planning permission for 420 no. residential units, hereinafter referred to as 'The Residential Site'

### LOT 2

Approx. 0.78 hectares (1.93 acres) with planning permission for a substantial office scheme comprising total net office accommodation of approximately 27,891 sq m (300,216 sq ft) hereinafter referred to as 'The Commercial Site'

### LOT 3

The Entire  
Approx. 1.86 hectares (4.60 acres)

BER EXEMPT

Indicative Outline Only

Indicative Aerial CGI



## STRONG GROWTH ACROSS LEADING INDICATORS



GDP rising by  
**7.8%**  
per annum



**Ireland**

remains the fastest  
growing economy  
in the EU



**62,100**

net new jobs added  
in the last twelve  
months



Ireland's population  
growing by

**46,000**

persons per annum

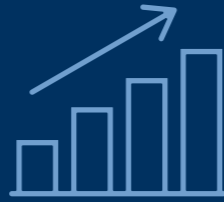
## SOLID CONSUMER SPENDING TRENDS



Real aggregate  
household disposable  
income growth  
averaging over  
5% per annum



Sustained consumer  
credit growth further  
boosting consumers'  
spending power



Four consecutive years  
of annual consumer  
spending growth



Core (ex. Motors) retail  
sales volumes rising by  
4.7% per annum

## A TRANSPORT HUB



LUAS  
1 minute walk



Dublin Bike  
1 minute walk



Dublin Bus  
1 minute walk



Air Coach  
1 minute walk



Rail  
3 minute walk



Dublin Port  
5 minute walk



Dublin Airport  
12 minute drive

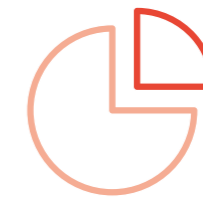
## DEMAND FOR PRIVATE RENTED ACCOMMODATION



43,100 additional PRS  
households in Dublin  
since beginning of 2012



44% of Ireland's urban  
dwellers live in Dublin  
(Census 2016)



Almost 25% of all  
households in Dublin  
now rent privately



Lack of institutional  
landlords - 85% of  
landlords in Ireland own  
two or fewer properties

## RESIDENTIAL RENTAL MARKET CONDITIONS



Fewer than 1,300  
properties available to  
rent in Dublin in April  
2018 (Daft.ie)



62% below the  
long-run average  
number of available  
properties



Near-record low  
vacancy rate in Dublin  
of 1.31%



Dublin rents increasing  
by 7.8% per annum

## RECORD OFFICE TAKE-UP IN DUBLIN



12,100 net additional  
office based jobs  
created in Dublin in  
the last two years



A record  
305,000 sq m  
of office space  
taken-up in 2017



ICT, Financial Services  
and Serviced Office  
providers all significant  
takers of space



Vacancy rate  
at lowest level  
since 2000

## OFFICE RENTS



Headline CDB rents  
continue to edge higher  
and are now in the  
region of €700 psm



Prime office rents  
increased 5% in 2017  
- modest growth  
expected in 2018  
and 2019





## LOCATION

The site occupies a high profile waterfront location in the heart of Dublin Docklands.

Project Waterfront's pivotal position within the Docklands provides a sought after business address while the water side setting will provide future residents and occupiers with spectacular views overlooking the Liffey and the Dublin skyline.

Dublin Docklands has undergone a dramatic transformation in recent years and is now one of Dublin's premium addresses for businesses while it is hugely popular with residents due to its central location with some of the best amenities and facilities the city has to offer on its doorstep. The Point Village Shopping Centre, 3 Arena, Odeon Cinema and Gibson Hotel are located adjacent to the site while a host of bars, restaurants and amenities are located within CHQ and Custom House Quay, a short distance away.



*Dublin Docklands has undergone a dramatic transformation in recent years and is now one of Dublin's premium addresses for businesses*





# ACCESSIBILITY



Luas  
The Point  
1 minute



Dublin Bike  
North Wall Quay  
1 minute



Dublin Bus  
North Wall Quay  
1 minute



Air Coach  
North Wall Quay  
1 minute



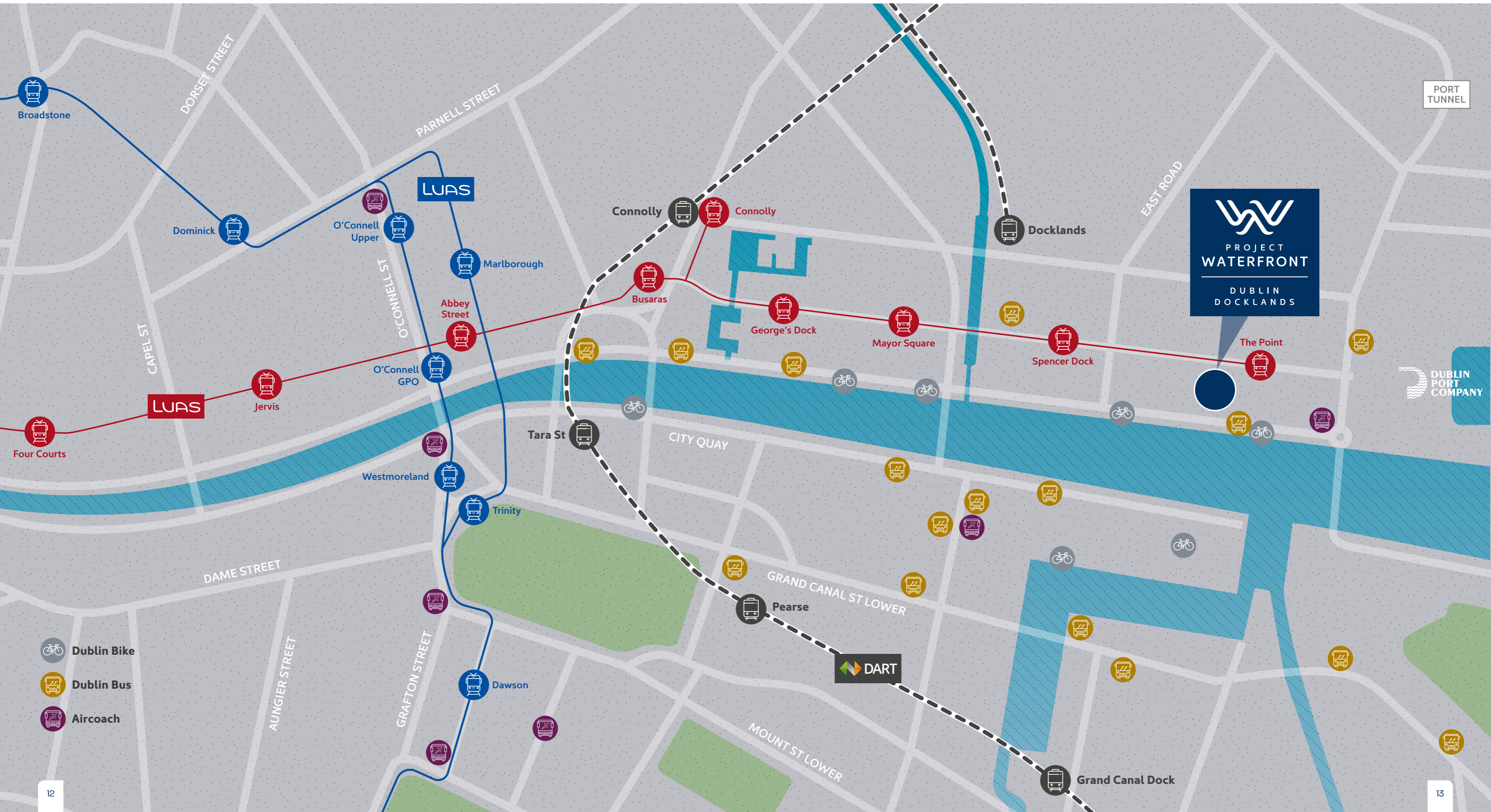
Docklands  
Rail Station  
3 minutes



Connolly  
Rail Station  
10 minutes



Dublin Port  
5 minutes







# DOCKLANDS OCCUPIERS

- |    |              |    |                   |    |                  |    |                          |    |                          |
|----|--------------|----|-------------------|----|------------------|----|--------------------------|----|--------------------------|
| 1  | Yahoo        | 11 | William Fry       | 21 | Susquehanna Bank | 31 | Hubspot                  | 41 | The Clayton Hotel        |
| 2  | Voxpro       | 12 | Capita            | 22 | Depfa Bank       | 32 | PwC                      | 42 | The Marker Hotel         |
| 3  | Bvlgari      | 13 | Facebook          | 23 | Zurich           | 33 | Central Bank of Ireland  | 43 | Bord Gais Energy Theatre |
| 4  | Matheson     | 14 | McCann Fitzgerald | 24 | KPMG             | 34 | NTMA                     | 44 | Maldron Hotel            |
| 5  | State Street | 15 | Beauchamps        | 25 | Citibank         | 35 | The Gibson Hotel         | 45 | The Custom House         |
| 6  | Airbnb       | 16 | Three             | 26 | JP Morgan        | 36 | 3 Arena                  | 46 | Google                   |
| 7  | Accenture    | 17 | Bloomberg         | 27 | Rabobank         | 37 | Convention Centre Dublin | 47 | Deloitte                 |
| 8  | TripAdvisor  | 18 | Morgan Stanley    | 28 | A&L Goodbody     | 38 | The Spencer Hotel        |    |                          |
| 9  | Logmein      | 19 | Grant Thornton    | 29 | BNY Mellon       | 39 | Hilton Garden Inn        |    |                          |
| 10 | HSBC         | 20 | Société Générale  | 30 | AIG              | 40 | CHQ Building             |    |                          |

Below: Indicative Aerial CGI of Docklands







Grand Canal Dock & Bord Gais Energy Theatre



3 Arena & Point Shopping Centre



The Spire & O'Connell St.



Gibson Hotel & Odeon Cinema



River Liffey



Convention Centre & Samuel Beckett Bridge



Luas & Gibson Hotel



Dublin Landings





# STRATEGIC DEVELOPMENT ZONE

The statutory development plan for Project Waterfront is the Dublin City Development Plan 2016-2022, which incorporates the North Lotts & Grand Canal Dock SDZ Planning Scheme.

The SDZ has acted as a catalyst for development, and the North Lotts & Grand Canal Dock are now at varying stages of the planning and development process, with approximately half of these previously undeveloped lands either completed or under construction. When the SDZ was enacted in 2014, there were approximately 58 acres of undeveloped lands.

Since 2014, planning permission has been granted for over 1,700 residential units, with further potential for more than 660 units, ultimately catering for a population of approximately 5,000.

On the commercial side, planning permission has been granted for over 3.6 million square feet of office space, which has the potential to accommodate 21,000 employees, with further potential for approximately 1.4 million square feet of space.

Project Waterfront is designated **City Block 9 – specifically 9A, 9B, 9C and 9D.**



1



2



3



4



5



6



7



8



9



10



11



12



13

- 1 City Block 3
- 2 The EXO Building
- 3 Spencer Place
- 4 Central Bank
- 5 The Point Campus
- 6 North Dock
- 7 Dublin Landings
- 8 Capital Dock
- 9 The Reflector
- 10 76 SJRQ
- 11 6 Hanover Quay
- 12 5 Hanover Quay
- 13 Bolands Quay



Below: Indicative Aerial CGI of Docklands







*An idyllic opportunity to reside in a prestigious waterfront location in the heart of Dublin Docklands*

PROJECT  
WATERFRONT  
DUBLIN  
DOCKLANDS



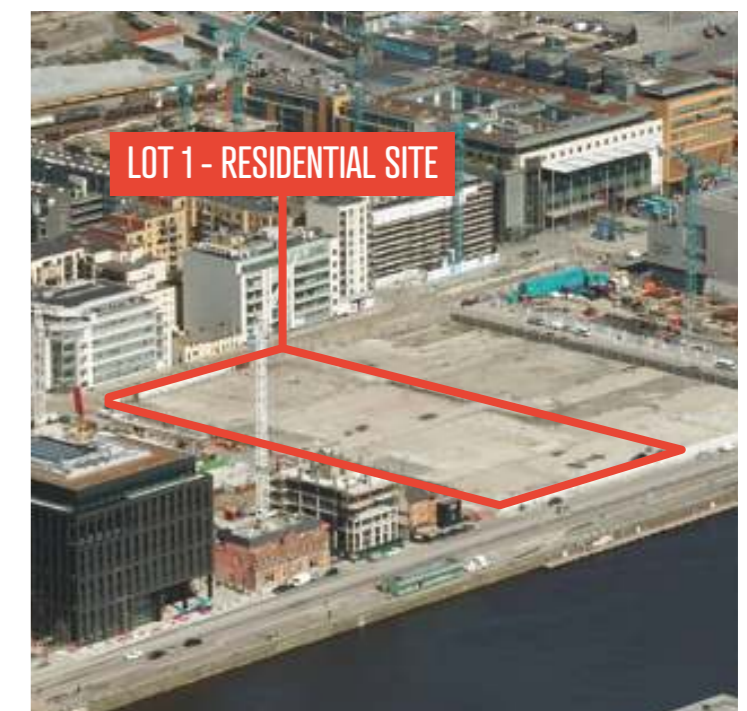
CGI Proposed View from Castleforbes Road (indicative)

## LOT 1 - RESIDENTIAL SITE

The Residential Site extends to approximately 1.08 hectares (2.67 acres) and occupies the western aspect of the landbank with frontage to North Wall Quay, Mayor Street Upper and Castleforbes Road.

The Residential Site benefits from planning permission for 420 no. residential apartments comprising 116 no. 1 bed units, 239 no. 2 bed units and 65 no. 3 bed units.

There is potential to significantly enhance and add value through design and planning refinement to increase the density and mix of units to between 494 and 526 units, following the revision of the apartment guidelines announced recently. A feasibility study as undertaken by OMP Architects is available to demonstrate the potential for an increased quantum of units based on the new apartment guidelines.



Indicative Site Plan - Residential Site





CGI View of Proposed Southern Courtyard (indicative)





## THE RESIDENTIAL DEVELOPMENT OPPORTUNITY

The Residential Site benefits from a five-year grant of planning permission for 420 no. residential apartments (Planning Ref. No. DSDZ3779/17) comprising 116 no. 1 bed units, 239 no. 2 bed units and 65 no. 3 bed units.

The permitted scheme which was granted in December 2017 also includes tenant amenity accommodation, a crèche, a café / restaurant and retail units.

The scheme also includes one level of basement beneath the residential buildings, accessed from Castleforbes Road, accommodating 450 bicycle parking spaces, 288 car parking spaces, plant, storage areas and other associated facilities.

The development also includes for a new pocket park of 760 sq m, accessed from a new pedestrian route from Castleforbes Road and a new north-south pedestrian route centrally located through Block 9 connecting North Wall Quay and Mayor Street Upper.

The apartments in the permitted scheme were designed to the 2015 Department of Environment, Community and Local Government Apartment Standard guidelines. Following the publication of revised guidelines in 2018, a review of the design was undertaken to evaluate the potential uplift in unit numbers that could be achieved under the new guidelines. There is therefore potential to significantly enhance and add value through design and planning refinement to increase the density and mix of units to between 494 and 526 units. The feasibility study is available upon request.

### Schedule of Accommodation

RESIDENTIAL						
BLOCK A	1 Bed	2 Bed	3 Bed	Total	Dual Aspect	%
Level 00	6	13	0	19	10	52.6%
Level 01	7	15	2	24	14	58.3%
Level 02	9	16	2	27	15	55.6%
Level 03	9	16	2	27	15	55.6%
Level 04	9	16	2	27	15	55.6%
Level 05	9	16	2	27	15	55.6%
Level 06	9	13	2	24	13	54.2%
Level 07	2	9	3	14	8	57.1%
<b>TOTAL</b>	<b>60</b>	<b>114</b>	<b>15</b>	<b>189</b>	<b>105</b>	<b>55.6%</b>

BLOCK C	1 Bed	2 Bed	3 Bed	Total	Dual Aspect	%
Level 00	3	10	2	15	7	6.7%
Level 01	6	19	4	29	15	27.6%
Level 02	8	17	5	30	15	26.7%
Level 03	8	17	5	30	15	26.7%
Level 04	8	17	5	30	15	26.7%
Level 05	8	17	5	30	15	26.7%
Level 06	10	13	5	28	13	28.6%
Level 07	2	9	6	17	10	41.2%
Level 08	1	2	5	8	6	87.5%
Level 09	2	3	3	8	5	62.5%
Level 10	0	1	5	6	5	83.3%
<b>TOTAL</b>	<b>56</b>	<b>125</b>	<b>50</b>	<b>231</b>	<b>121</b>	<b>31.6%</b>

<b>RESIDENTIAL TOTAL</b>	<b>116</b>	<b>239</b>	<b>65</b>	<b>420</b>	<b>226</b>	<b>53.8%</b>
<b>RESIDENTIAL MIX</b>	<b>26.9%</b>	<b>57.6%</b>	<b>15.5%</b>			



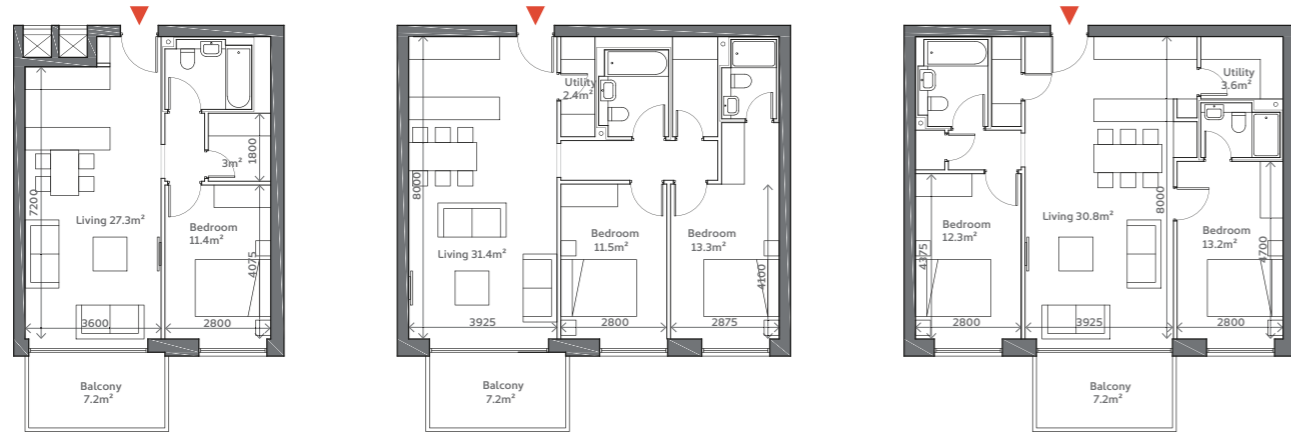
Site Layout Plan Residential Scheme



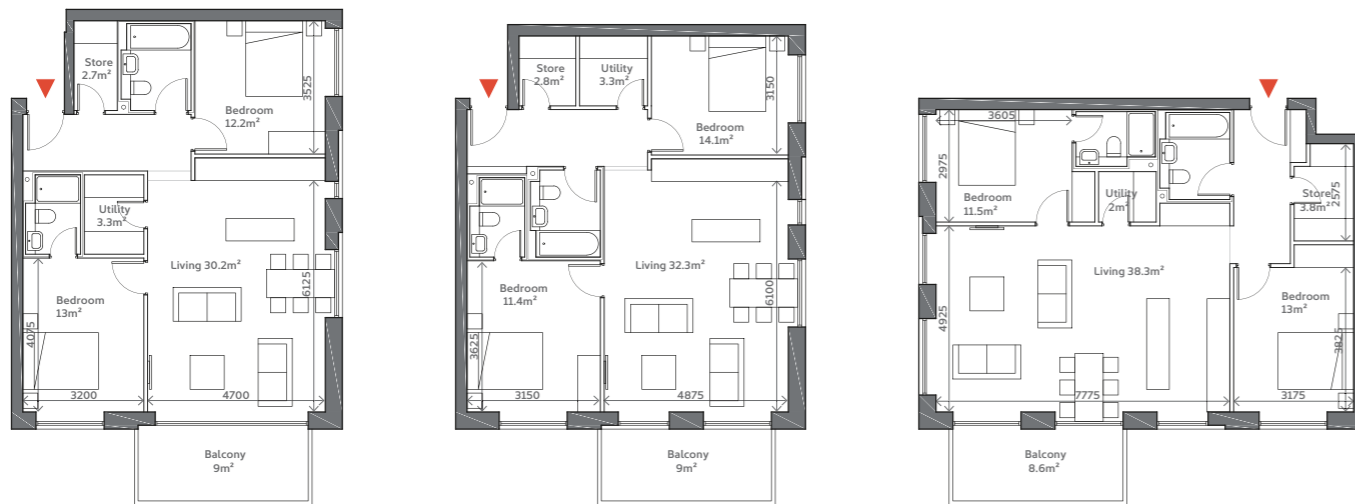


# APARTMENT TYPOLOGIES

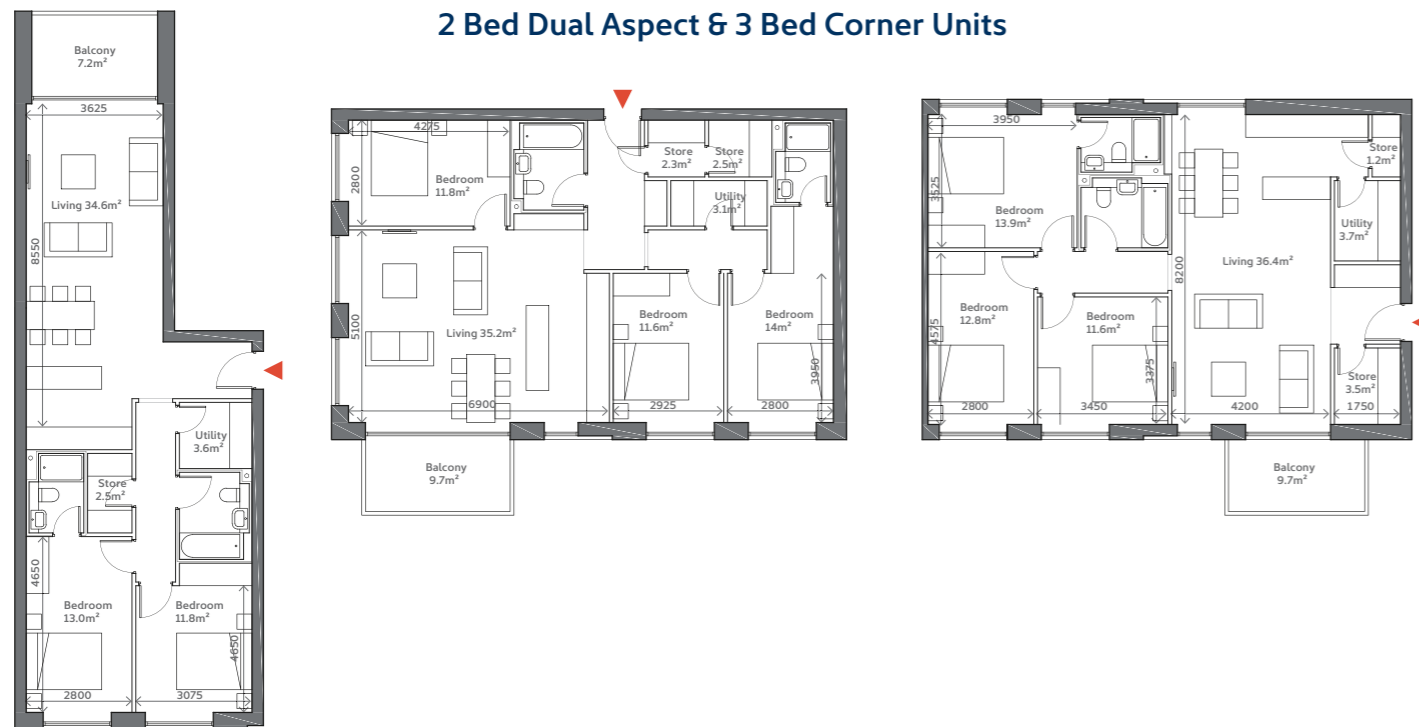
## 1 + 2 Bed Single Aspect Units



## 2 Bed Corner Units

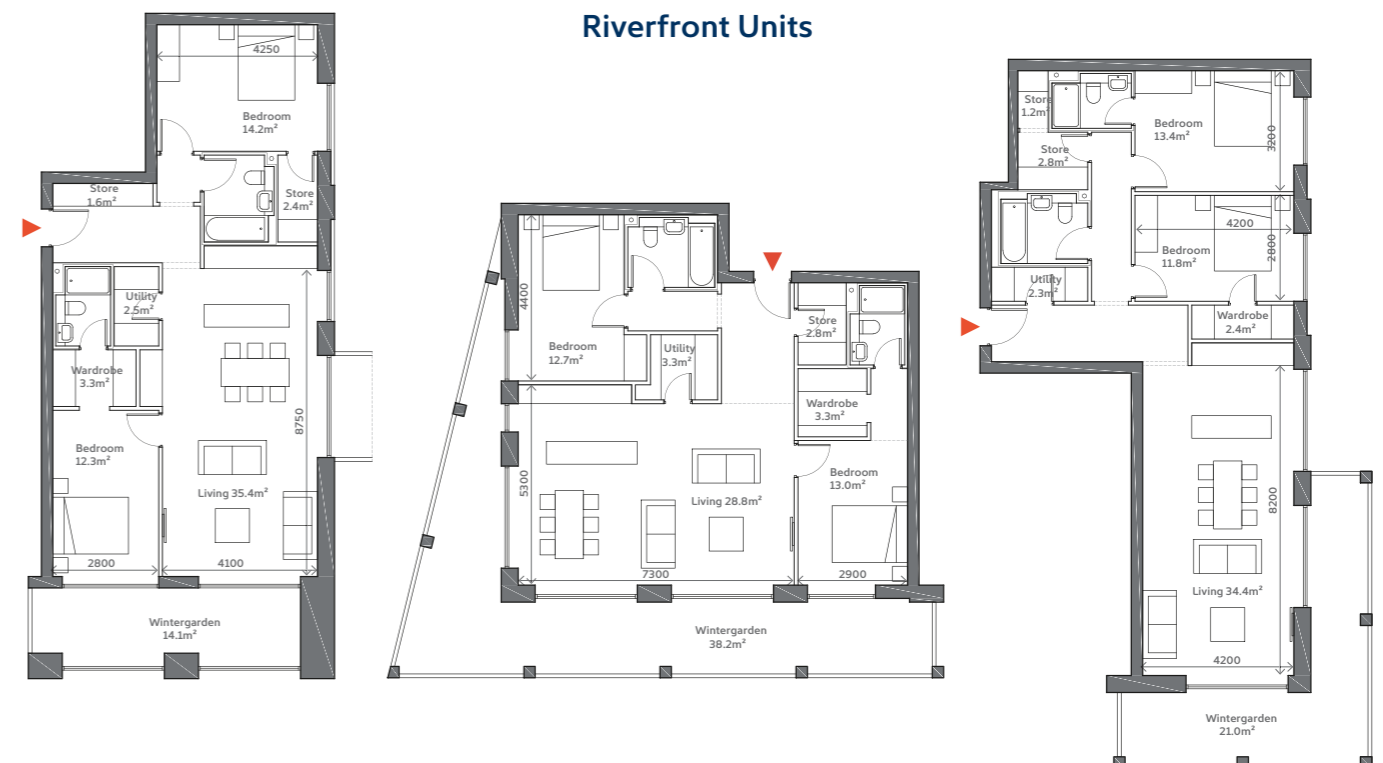


## 2 Bed Dual Aspect & 3 Bed Corner Units



CGI Proposed View of Pocket Park (indicative)

## Riverfront Units







# RESIDENTIAL MARKET OVERVIEW

## Economic Overview

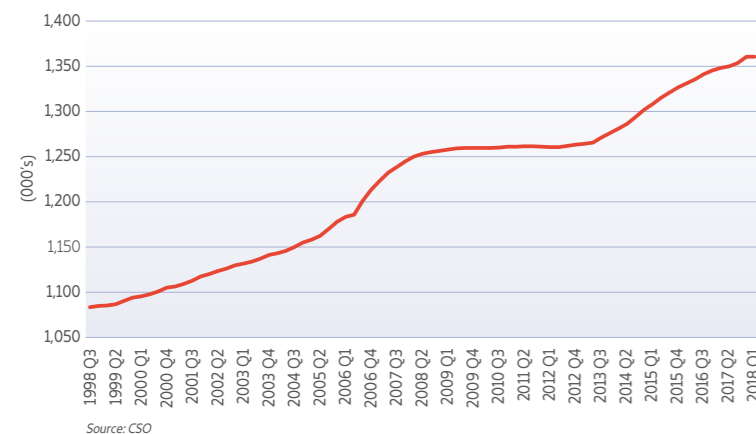
Ireland's economy continues to perform especially well with total output rising by 7.8% per annum. Underpinning this expansion is the strong performance of the labour market. More than 62,000 net new jobs have been created in the last twelve months and total employment has now surpassed its boom-time peak on a seasonally adjusted basis. Looking ahead, prospects for the Irish economy remain favourable and the sustained recovery in employment will continue to underpin the domestic economy. The current consensus is for GDP growth of 4.9% in 2018 and 3.9% in 2019 with jobs growth of around 51,000 and 44,000 this year and next.

## Residential Rental Market

Demand for rental property is dictated by two factors, population growth and the proportion of the population that chooses to rent privately over competing tenure types such as owner-occupied housing.

Latest estimates show that Dublin's population has grown very rapidly in recent years. A net additional 96,500 persons have been added to the headcount in the last five years and, although the rate of growth has moderated, the population is currently expanding by around 12,500 persons per annum (see Figure 1).

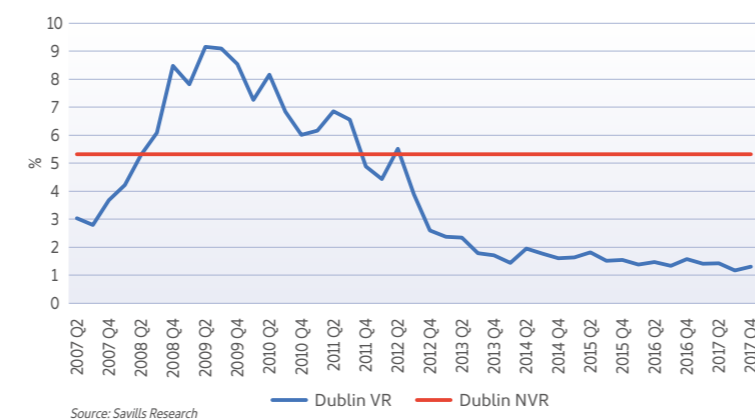
Figure 1: Population of Dublin



In the early 2000s, approximately 12% of households in Dublin rented privately. During this period private renting was generally considered a secondary tenure that was mainly for young people transitioning towards a longer term goal of home ownership. More recently, however, strong house price inflation and stricter mortgage lending have made homeownership less affordable. Along with changing attitudes to renting, these dynamics have led to the proportion of households renting privately in Dublin doubling to over 24% in just fifteen years.

Despite an increase in the overall stock of properties in Dublin's private rented sector (PRS), the number of units that are available to rent has fallen sharply since 2011 with vacancy now standing at just 1.31% (see Figure 2). This is significantly below the Natural Vacancy Rate (NVR) which Savills econometrically estimates to be 5.3% in the capital. Theory suggests that if the actual vacancy rate lies beneath the NVR the market is undersupplied and rents will be rising, and that's exactly what is happening. Average residential rents in Dublin are currently rising by 7.8% per annum.

Figure 2: Vacancy Rate in Dublin's Private Rented Sector



Rent controls were first introduced in Dublin in December 2016. Generally, these limit rental growth to a maximum of 4% per annum. However, there are exemptions for properties that have not been previously let within the last two years and in the case of a substantial change in the nature of accommodation provided by a landlord. These legislative changes allow for the possibility of a divergence between average rental growth rates and rental growth rates on newly let or new build properties and appear to explain why rental growth in Dublin continues to exceed the regulated growth rate of 4% per annum. Savills has developed rental growth forecasts for unencumbered newly let units which extend out to Q1 2020, the results of which are summarised below;

- Overall continued growth of 15.7% in Dublin residential rents is expected through the eight quarters Q2 2018 - Q1 2020.
- Average rental growth of 7.8% per annum is expected on new lets over this period.
- Annual growth of 7.2% in rents on new lets is forecast even at the furthest horizon of the forecast window in Q1 2020.

Figure 3: Residential Rents Forecast – Dublin New Lets



  
*Ireland's economy continues to perform especially well with total output rising by 7.8% per annum*

## Housing Policy

The Government has endeavoured to stimulate housing development activity through a range of supply-side measures, including;

- **Fast-track planning:** Developers can now submit planning applications for housing developments of 100 or more residential units, or 200 plus student accommodation units (or a combination of both), directly to the national planning body, An Bord Pleanála, instead of to local planning authorities as was previously the case. The Government has estimated that it could eventually reduce the time in planning from around 18 months to 7-8 months.
- **New national apartment planning guidelines:** The new guidelines allow for a certain amount of smaller studio type apartments in certain managed developments, reduce the minimum number of units with dual aspect, increase the maximum number of units per lift / stair core and relax car parking provision requirements in city centre locations and those served by public transport.
- **Stamp duty refund scheme:** The rate of stamp duty on non-residential transactions has been tripled from 2% to 6%. However, a stamp duty refund scheme has been put in place for buyers of land purchased for residential, whereby 4% of the stamp duty paid will be refunded. This is conditional on the land being developed within 30 months.



CGI Proposed corner apartment with wintergarden overlooking the city (indicative)





## LOT 2 - COMMERCIAL SITE

The Commercial Site extends to approximately 0.78 hectares (1.93 acres) and occupies the eastern half of the site with frontage to North Wall Quay, North Wall Avenue and Mayor Street Upper.

It benefits from planning permission (Planning Ref. No. DSDZ3780/17) for a substantial commercial scheme comprising four no. office buildings with a total gross floor area above ground of approximately 35,883 sq m (386,241 sq ft) and a total net office area of approximately 27,891 sq m (300,216 sq ft). This presents a unique opportunity to provide a waterfront city centre office campus.



Indicative Site Plan - Commercial Site







*This site offers the opportunity to develop a prestigious Grade A office building occupying a prime waterfront position within the heart of Dublin Docklands*







## THE COMMERCIAL DEVELOPMENT OPPORTUNITY

The Commercial Site benefits from a ten-year grant of planning permission (Planning Ref. No. DSDZ3780/17) for a substantial office scheme comprising four no. office buildings with a total gross floor area above ground of approximately 35,883 sq m (386,241 sq ft) and a total net office area of approximately 27,891 sq m (300,216 sq ft).

The breakdown of accommodation is as follows:

- Block B1 is 6-7 storeys in height with Gross Internal Area (GIA) of 7,601 sq m, an external terrace on the south western elevation, and a retail / café unit of 175 sq m onto Mayor Street Upper
- Block B2 is 6-7 storeys in height with GIA of 7,456 sq m, and external terrace on the south western elevation
- Block D1 is 6-8 storeys in height with GIA of 10,218 sq m, and external terrace on the northern elevation
- Block D2 is 7-8 storeys in height with GIA of 10,608 sq m, and external terrace on the northern elevation

One level of basement is below the commercial building to accommodate 360 no. bicycle parking spaces, 90 no. car parking spaces, plant, storage areas and other associated facilities. Each commercial building block is also independently serviced at Basement Level. It is worth noting that this is an independent basement from the residential element of the site. The basement is accessible from the east via North Wall Avenue.

The development also includes a public plaza, located onto North Wall Quay between Block D1 and D2 and accessed from North Wall Quay, a new pedestrian route from North Wall Avenue to the east and a new north-south pedestrian route centrally located through Block 9 connecting North Wall Quay and Mayor Street Upper.

This scheme which was granted planning permission in December 2017 has been designed by Shay Cleary Architects to LEED Gold standard with the buildings ranging in height from 6 storeys to 8 storeys.



Site Layout Plan Commercial Scheme



CGI Public Courtyard (indicative)

### Schedule of Accommodation

Block	Floor	Gross Internal Area (sq m)	Net Internal Area (sq m)	Efficiency per Floor (%)	
Block 9B1	GF	1,000	413	41.3%	
	Reception +141		554	55.4%	
	Retail +175		729	72.9%	
	1F	1,000	778	77.8%	
	2F	1,147	924	80.6%	
	3F	1,147	924	80.6%	
	4F	1,147	924	80.6%	
	5F	1,147	924	80.6%	
Block 9B2	6F	1,013	792	78.2%	
	<b>TOTAL</b>	<b>7,601</b>	<b>5,679</b>		
	Block 9D1	GF	1,067	684	64.1%
		Reception +121		805	75.4%
		1F	1,147	924	80.6%
		2F	1,147	924	80.6%
		3F	1,147	924	80.6%
		4F	1,147	924	80.6%
5F		1,147	924	80.6%	
6F		654	483	73.9%	
Block 9D2	<b>TOTAL</b>	<b>7,456</b>	<b>5,787</b>		
	Block 9D1	GF	1,256	810	64.5%
		Reception +111		886	70.5%
		1F	1,447	1,181	81.6%
		2F	1,447	1,181	81.6%
		3F	1,447	1,181	81.6%
		4F	1,447	1,181	81.6%
		5F	1,447	1,181	81.6%
6F		904	703	77.8%	
Block 9D2	7F	823	622	75.6%	
	<b>TOTAL</b>	<b>10,218</b>	<b>8,040</b>		
	Block 9D2	GF	1,211	784	64.7%
		Reception +111		937	77.4%
		1F	1,339	1,074	80.2%
		2F	1,447	1,181	81.6%
		3F	1,447	1,181	81.6%
		4F	1,447	1,181	81.6%
5F		1,447	1,181	81.6%	
6F		1,447	1,181	81.6%	
<b>TOTAL AREA</b>	7F	823	622	75.6%	
	<b>TOTAL</b>	<b>10,608</b>	<b>8,385</b>		
	<b>TOTAL AREA</b>	<b>35,883 sq m</b>	<b>27,891 sq m</b>		





## OFFICE MARKET OVERVIEW

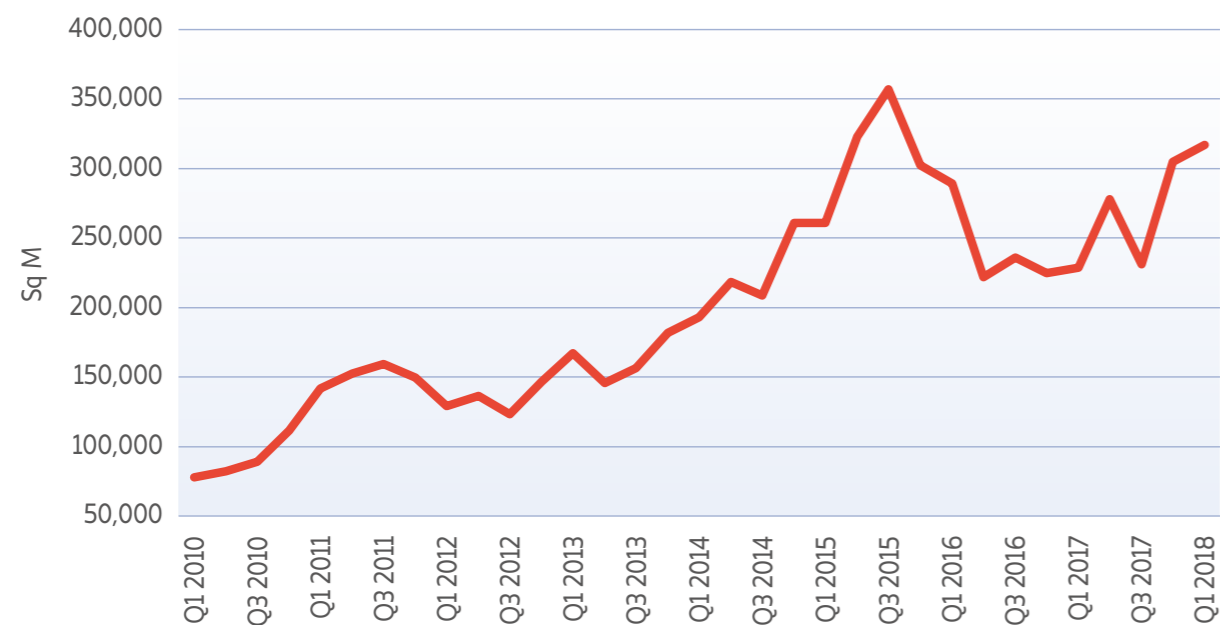
### Overview

- Sustained growth in Dublin office-based employment driving demand for office space
- 2017 a record year for office take-up in the capital
- Lettings are broadly based with ICT, Financial Services and serviced office providers all significant takers of space
- Dublin's vacancy rate has fallen to 8.4% - its lowest level since 2000
- Vacancy rates lowest for Grade A stock in prime business districts
- Prime rents have edged higher in 2018

### Lettings Activity

In the last two years office-based employment in Dublin has risen by 5.3%, with an additional 12,100 office-based jobs created in that time. As a result office based employment now accounts for over 35% of all jobs in Dublin. 2017 represented a new annual record for office take-up in Dublin, with 304,683 sq m of space taken. This is 1% above the 2015 record and 2.5% ahead of the 2007 peak. Figure 1 below illustrates the momentum that currently exists in the market, with take-up continuing to trend higher in 2018 on a four-quarter rolling basis.

Figure 1: Dublin Office Take-Up – 4 Quarter MA



Source: Savills Research

The pattern of lettings has been broadly consistent with the sectoral breakdown of jobs growth. While ICT remains the dominant consumer of space, there has been a marked up-shift in the proportion of take-up accounted for by financial companies and providers of serviced offices.

### Vacancy and Rents

With net absorption subtracting from the quantum of vacant space, Dublin's office vacancy rate pushed down to 8.4% in Q1 2018. This represents its lowest level since 2000. As ever the vacancy rate varies by location and building quality, with rates lowest for Grade A stock in prime business districts. With vacancy rates remaining well below their natural level of 12% - 15%, it is perhaps unsurprising that the tone of rents has picked-up further. Headline rents for prime offices in Dublin's Central Business District are now in the order of €700 per sq m per annum.

Figure 2: Dublin Office Vacancy Rate



Source: Savills Research

Looking ahead, prospects for the Irish economy remain favourable with consensus forecasts pointing to average jobs growth of over 2.0% per annum and output growth of close to 4.5% per annum over the next two years. This positive outlook bodes well for office demand. Additionally, with old stock still being withdrawn from supply for redevelopment, this should ensure that new supply does not swamp the market and that the vacancy rate only edges up slowly from what is an already low starting point.



## FURTHER INFORMATION

### Title

A title summary is available in the property data room.

### Services

Interested parties are also advised to satisfy themselves as to the presence, adequacy and availability of all services to the subject lands.

### BER Details

Exempt.

### Viewings

Viewings strictly by appointment and to be arranged with the joint selling agents.

### Data Room

Further information is attainable through our dedicated web based data room:

[www.project-waterfront.com](http://www.project-waterfront.com)



CGI North Wall Quay Elevation (indicative)

## Joint Agents



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