

THE TANEY BUILDINGS



Eglinton Terrace,

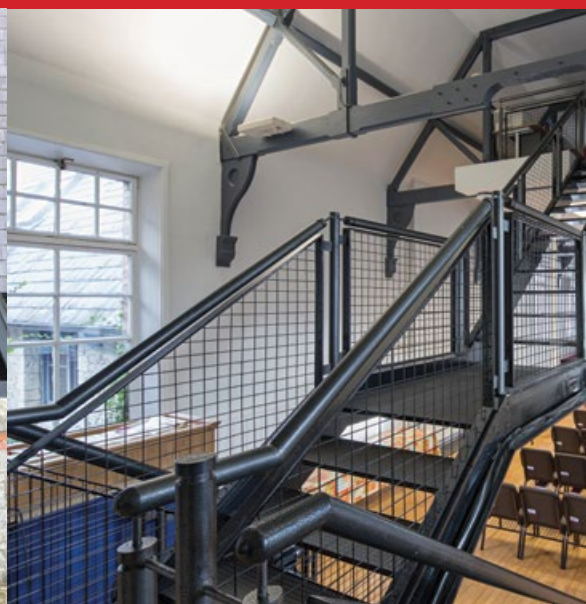
Kilmacud Road Upper,
Dundrum, Dublin 14

FOR SALE
BY PRIVATE TREATY
(in one or more lots)
with Full Vacant
Possession.

www.thetaneybuildings.com



The Taney Buildings totalling approximately 626 sq m (6,740 sq ft) comprise three adjoining properties of cut stone and red brick construction with truss roofing, each with the benefit of own door access. The buildings incorporate a number of stunning original features including fire places, timber and ornate-tile flooring, stained glass pieces and traditional sash windows which contribute to the unique interior of the buildings. There is also the benefit of 7 car parking spaces.

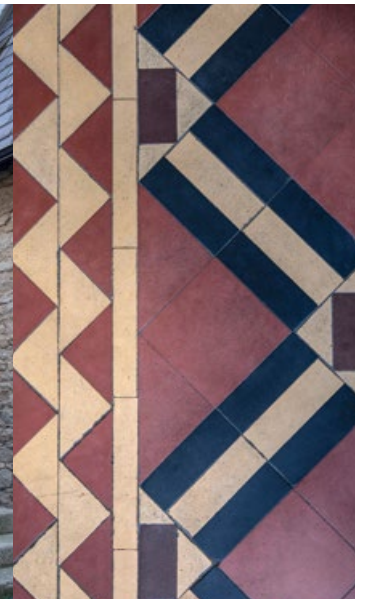
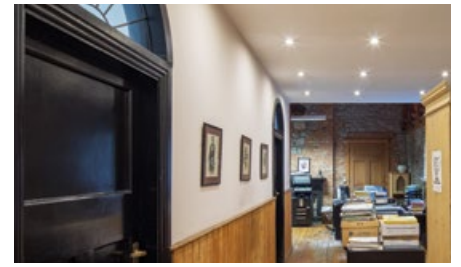


A Rich History

The Taney Buildings are steeped in history and their origins can be traced back to the establishment of a parochial and charitable school for the underprivileged of the parish in 1792 or earlier. Parish schools were the oldest type of school, established in the Pale and their purpose to promote English language and culture. In 1859 this school moved into the Taney Buildings which accommodated two teachers and 43 pupils across the three buildings - Taney Hall, the School Building and the Masters House.

Description

The properties would suit a number of uses (subject to planning permission (if required) and currently provide a combination of open plan and private office/meeting room accommodation with WC and kitchen facilities in each building. 'Taney Hall' (the former church) has been adapted to include a striking suspended mezzanine feature which allows natural light to flood the main chapel space, complementing the character of the space. 'The School House' (middle building) provides a traditional specification with impressive timber clad entrance reception, open plan offices and converted attic space with exposed timber trusses. 'The Masters House' provides a more modern specification and could be easily converted into a residential building (subject to planning).



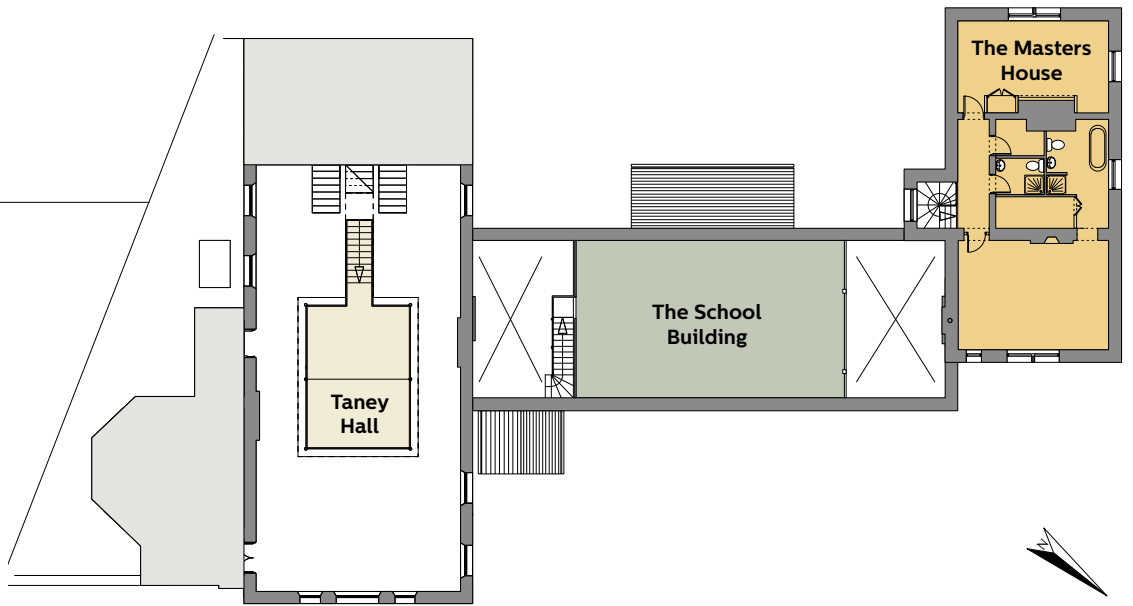
Accommodation Schedule

	IPMS 2 (gross equivalent)	IPMS 3 (net equivalent)
Lot 1 - Taney Hall	273 sq m (2,941 sq ft)	257 sq m (2,767 sq ft)
Lot 2 - The School Building	192 sq m (2,075 sq ft)	182 sq m (1,965 sq ft)
Lot 3 - The Masters House	160 sq m (1,727 sq ft)	146 sq m (1,580 sq ft)
TOTALS	626 sq m (6,740 sq ft)	586 sq m (6,313 sq ft)

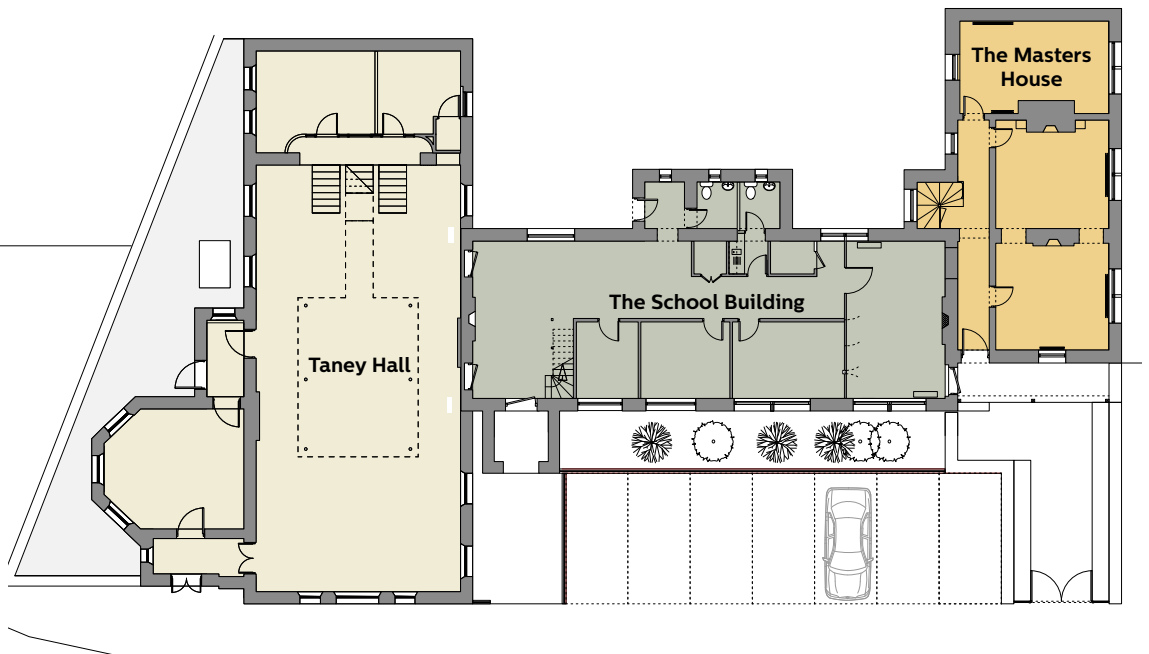
Parking: 7 spaces in total

The areas are taken from the Area Measurement Survey carried out by Murphy Surveys Ltd in November 2016. Interested parties are invited to verify their own floor areas and undertake their own due diligence.

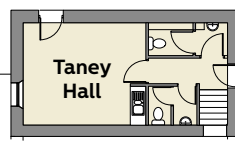
FIRST FLOOR



GROUND FLOOR



BASEMENT



Location

The Taney Buildings are centrally located in Dundrum, a sleepy village turned bustling suburb approximately 9km south of Dublin city centre. The buildings enjoy prominent profile onto Eglington Terrace (accessed off the Kilmacud Road Upper) and are within minutes walking distance from both the popular Village Main Street and Dundrum Town Centre, Ireland's largest and premier shopping centre. Dundrum has established itself to be a popular social, retail and entertainment hub with an abundance of restaurants, bars and cafes, shops and a cinema all within a few minute walk of The Taney Buildings.

The area also enjoys excellent public transport services including Dublin Bus (primarily Route 14 to the city centre and north suburbs) and the LUAS Green Line which passes to the front of the building providing a 13 minute journey time to the city centre. Dundrum is also easily accessed by road and connects to the M50 orbital motorway located 3km to the south via the Ballinteer Road/R826 interchange, linking to all major arterial and national routes.



Dundrum Town Centre on your doorstep



Close to Dundrum LUAS station



Walking distance to Dundrum Village



Dundrum Town Centre

The Taney Buildings

Dundrum Luas Station



TRAVEL TIMES BY CAR

DUBLIN AIRPORT	30 mins
HEUSTON STATION	32 min
DUBLIN CITY	24 mins
DUBLIN PORT	25 mins



Title: We understand the properties are held freehold.

Zoning: The property is zoned Objective **MTC**: “To protect, provide for and/or improve major town centre facilities”.

BER: The existing buildings hold a BER Rating D1 and are not listed as a protected structure.

BER No: 800325342

Energy Performance Indicator:
456.76 kWh/m2/yr

Services: We have assumed that all services including electrical, water and drainage are connected to the property.

Dataroom: Further information can be downloaded from the dedicated website: www.thetaneybuildings.com

Price: On application. The buildings are being offered for sale by way of Private Treaty (with full vacant possession), on a single or individual lot basis.

VAT: We understand no VAT will arise on this transaction.

Solicitor:
Ms Vivienne Kane,
Kelly Noone & Co Solicitors,
Taney Hall, Eglinton Terrace,
Dundrum, Dublin 14.

Tel: 01 296 5144
F: 01 296 5088

No Contract: Note that our client is not obliged to accept the highest or any offer received and as you will appreciate, no contract shall exist or be deemed to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer or contract.



hwbc.ie

Viewings are strictly by prior appointment with sole agents only. Please contact:

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