



THE **chq** BUILDING Custom House Quarter, Dublin 1

Excellent Retail/Restaurant Opportunities at Custom House Quarter in the heart of the IFSC

- Units available from 90 sq.m.
- Units available either fully fitted with suspended ceilings and plastered and painted wall or partially fitted with just the shop fronts installed.
- Existing tenants include Dogpatch Labs, Starbucks, Louis Copeland, Insomnia, Toss'd Salad Bar, Seven Wonders, Bakehouse, J2 Sushi, Mitchell's & Son and ely bar & brasserie.
- Excellent transport links including the LUAS.
- The new world class museum EPIC IRELAND - located in the vaults of CHQ - due to open in May 2016.



The CHQ Vision

The present owner of CHQ purchased the building in 2013 and immediately set about master-planning its future. Part of this process was an extensive DDDA Section 25 planning application which has recently been granted. In 2014 two additional lunch offerings were added internally, as well as tables and chairs in the main mall to encourage visitors to come and stay with the newly installed free high speed WIFI adding to the experience – this has resulted in footfall numbers doubling since early 2014. Today between 6,500- 7,500 people visit the building every day, with that figure increasing during events within the building or on Georges Dock platform located just besides the building – the overall area making up Custom House Quarter.

A world class visitor attraction / exhibition centre is in the planning and will occupy approx. 3,700 sq. metres (40,000 sq. feet), primarily in the southern vaults area and includes a retail element on the ground floor. An engaging and technology driven interactive experience that will tell the story of the Irish, their achievements and the impact they have had and still have on the world. A state of the art genealogy centre will also be part of 'EPIC Ireland - A Story of a Nation'.

'The EPIC IRELAND visitor experience will bring you on a journey starting in Ireland and culminating with a view of the world that illustrates the Irish global presence today, from tales of suffering and exile, to stories of opportunity and success'.

Opening is expected for May 2016.

Internally, "Dogpatch Labs 2.0" has recently opened its doors - a pay-to-play co-working space for scaling technology start-up companies. Dogpatch Labs is occupying approximately 1,230 sq. metres (13,239 sq. feet) at ground floor level in the north-east quadrant of The chq Building and can expand into one the Vaults to provide close to 20,000 sq. feet of total space.





An "Irish Market" is being considered for 2500 sq. metres (26,900 sq. feet) on the ground floor of the building, potentially incorporating elements of the mezzanine level on the west side and thereby transforming the overall space into a marketplace where you can shop for, taste and enjoy high quality food products.

A further part of the vision is the creation of the "RESTAURANT ROW" on the George's Dock elevation of CHQ. The restaurant focus currently exists in the form of the successful and elegant ely bar & brasserie. In addition to the two conservatories/vaults on offer already, planning exists for a further food offering on ground floor level both inside and outside, near the South West entrance and immediately adjacent to the new exhibition centre.

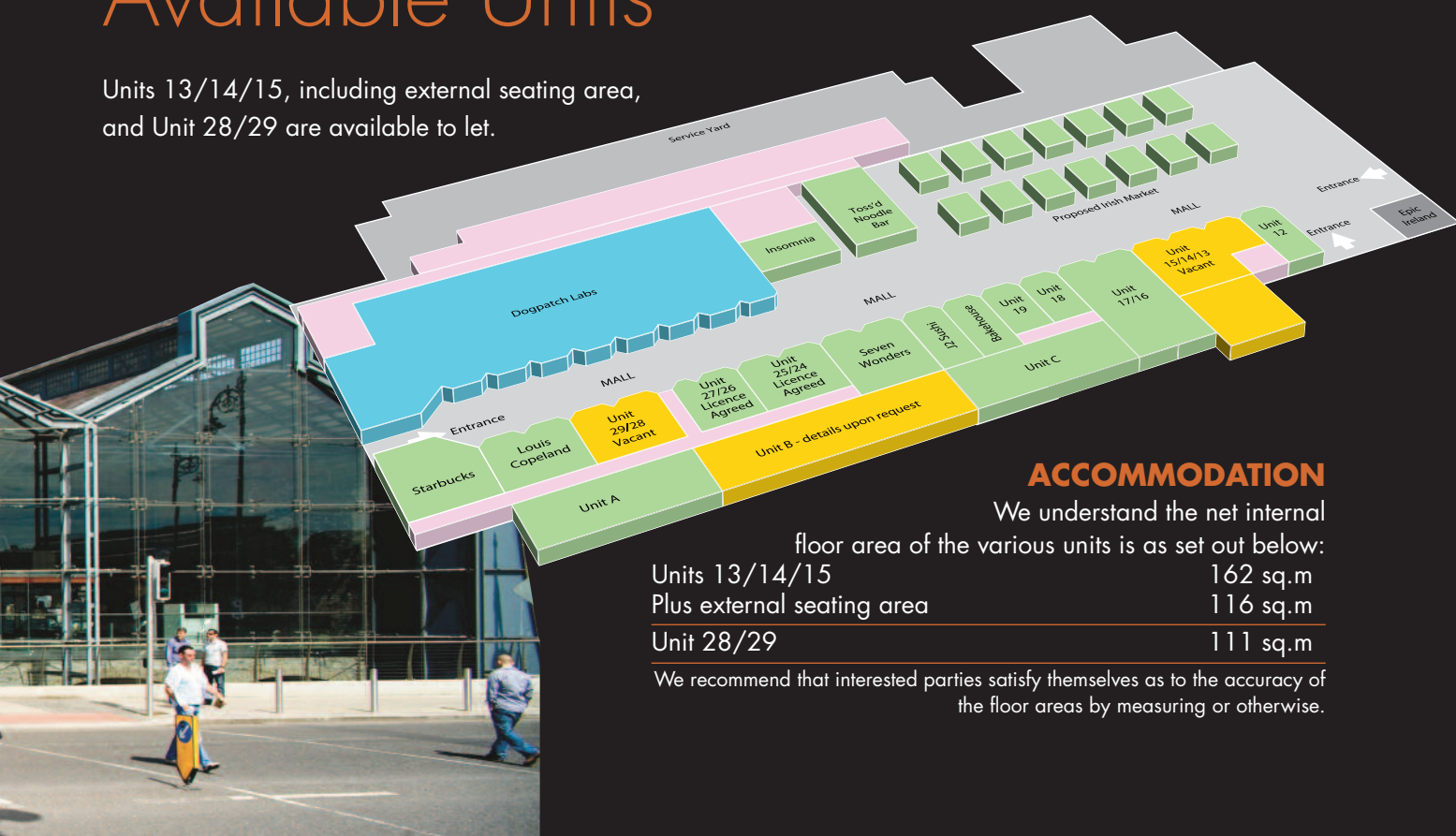
The owner's medium to long-term plan is for a vibrant mixed-use destination venue with several varied offerings appealing to both locals, visitors and tourists alike. The plans are exciting, innovative and realistic. A visit to The chq Building will confirm what has been done to date and the Directors are happy to share their vision with prospective occupiers.

Servicing

A service corridor runs north/south at ground floor level, along the eastern spine of The chq Building linking with the service yard accessed from Exchange Place.

Available Units

Units 13/14/15, including external seating area, and Unit 28/29 are available to let.



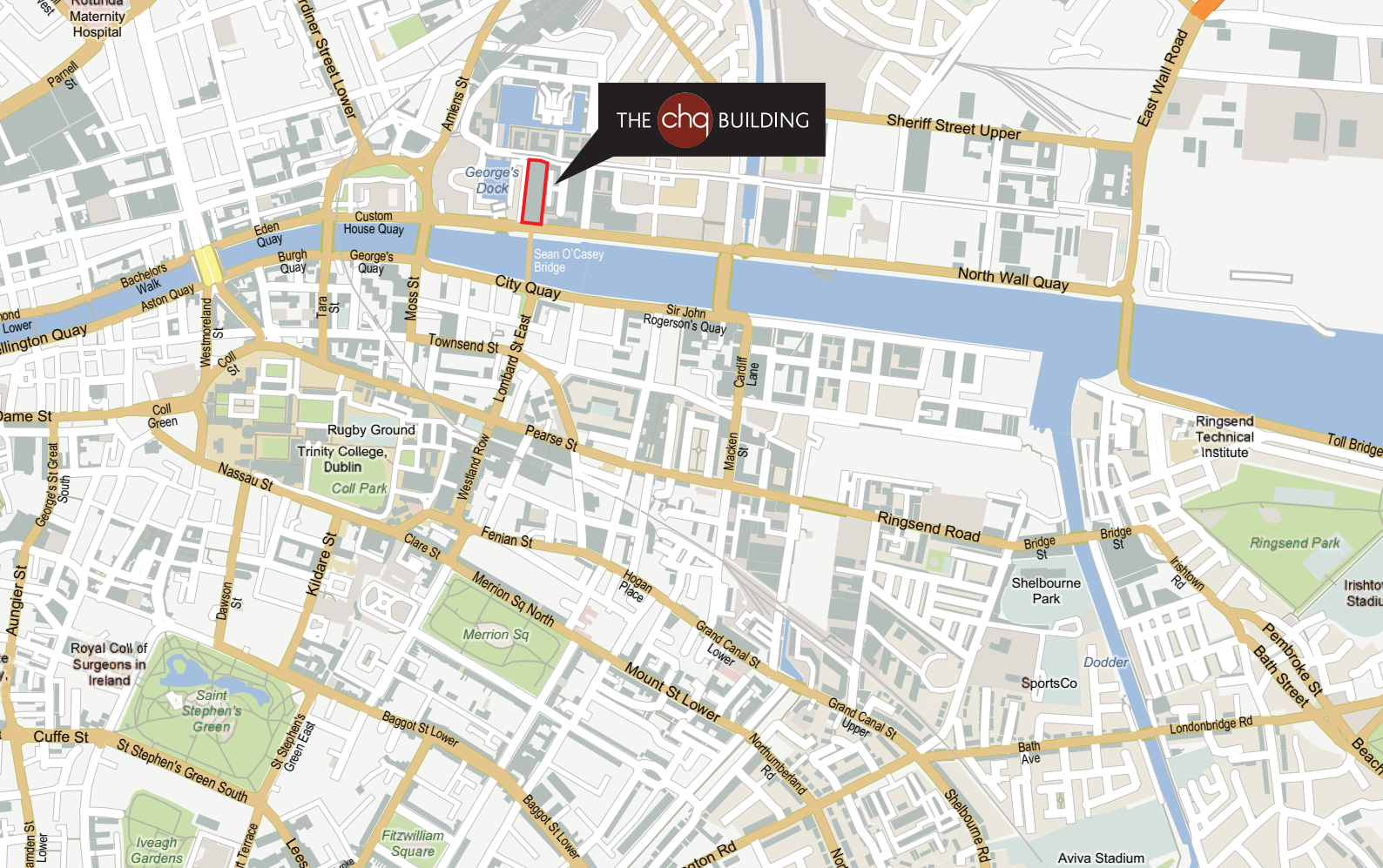
ACCOMMODATION

We understand the net internal

floor area of the various units is as set out below:

Units 13/14/15	162 sq.m
Plus external seating area	116 sq.m
Unit 28/29	111 sq.m

We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise.



THE **chq** BUILDING

RENT

On Application

BER

Property is BER exempt

SERVICE CHARGE

The current service charge is €8.19 psf net.

RATES

On Application

VIEWING

Strictly by appointment only with the sole letting agents.

CONTRACT

Note our client is not obliged to accept the highest offer received and as usual 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.

FOR FURTHER INFORMATION AND VIEWING PLEASE CONTACT:



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