

FOR SALE BY PRIVATE TREATY

THE FRASCATI BUILDINGS

BLACKROCK, CO. DUBLIN



HWBC 

AN OUTSTANDING
LANDMARK
OFFICE RENOVATION
OPPORTUNITY

THE
FRASCATI
BUILDINGS



EXECUTIVE SUMMARY

Outstanding opportunity to access the undersupplied South Dublin office market

Full Planning permission granted for substantial expansion of the existing floor plates and addition of a new Fifth (PH) floor, producing HQ office building of 48,438 sq ft net internal area

Full Vacant Possession

Located within easy access to DART services, various bus routes and all the facilities and amenities of Blackrock Village

Reuse and recycling of the existing building structure will significantly reduce environmental impact of development



Proposed External CGI
(for illustrative purposes only)



Proposed Lounge CGI
(for illustrative purposes only)

THE OPPORTUNITY

Frascati Buildings represents an outstanding opportunity to access the under supplied South Dublin office market and deliver ESG compliant office space to meet tenant requirements. Full Planning Permission was granted in February 2021 for significant refurbishment and expansion of the Frascati Buildings delivering a total net lettable area of 4,500 sq m (48,438 sq ft) with the benefit of 18 car parking spaces.

The new building footprint provides for an impressive design upgrade to the front façade and core, new entrance reception and the incorporation of lightwells to enhance natural light and efficiency throughout. The enlarged floors utilise both the existing structure and infill to the rear to provide typical floor plates ranging from 8,200 – 10,100 sq ft and are well placed to meet tenant demand for average post Covid lettings of approximately 9,000 sq ft.

The achieved planning consent leaves the embodied carbon in the foundations and superstructure of the building in place, research shows that this will cut construction carbon by up to two thirds.

**Cut construction
carbon by two thirds**



Proposed Penthouse CGI
(for illustrative purposes only)

The proposed extension will also provide a stunning new Penthouse (5th) floor comprising approximately 465 sq m (5,005 sq ft) net internal office space which offers spectacular views over Dublin Bay and generous outdoor terrace space for tenant amenity use. Tenant amenity and end of trip facilities are located at basement level with provision for 75 bike spaces, 9 shower suites, 72 lockers, WCs and drying room facilities.

Proposed Office
CGI (for illustrative
purposes only)



New Penthouse Floor
offering incredible
views and generous
terrace amenity.

TABLE OF PROPOSED AREAS:

FLOOR	SQ M	SQ FT
Ground	839	9,031
First	940	10,118
Second	752	8,095
Third	752	8,095
Fourth	752	8,095
Fifth	465	5,005
TOTAL NIA	4,500	48,438
Tenant Amenity	378	4,069
Parking		18 Spaces

STUNNING PANORAMIC VIEWS OF DUBLIN BAY

THE LOCATION

BLACKROCK VILLAGE

Frascati Buildings are prominently located in the centre of Blackrock, fronting on to the Frascati Road (N31).

This location is extremely well connected in terms of infrastructure and public transport facilities. Blackrock DART station together with numerous Dublin Bus routes are all within 5-minutes walking distance and provide direct access to the city centre, North and South suburbs. The Air Coach (route 703) provides hourly services to Dublin Airport and both the N11 and M50 interchange are easily accessible by car within 12-minutes' drive.

Blackrock Village itself provides a host of amenities and facilities including restaurants, shops, bars, and café's and is directly adjacent to Blackrock Shopping Centre and the locally established Blackrock Market. Frascati Shopping Centre has undergone significant redevelopment which has further enhanced the commercial and retail offerings in the area.



Blackrock Shopping Centre

Frascati Shopping Centre
2 min by foot



DART Station
5 min by foot



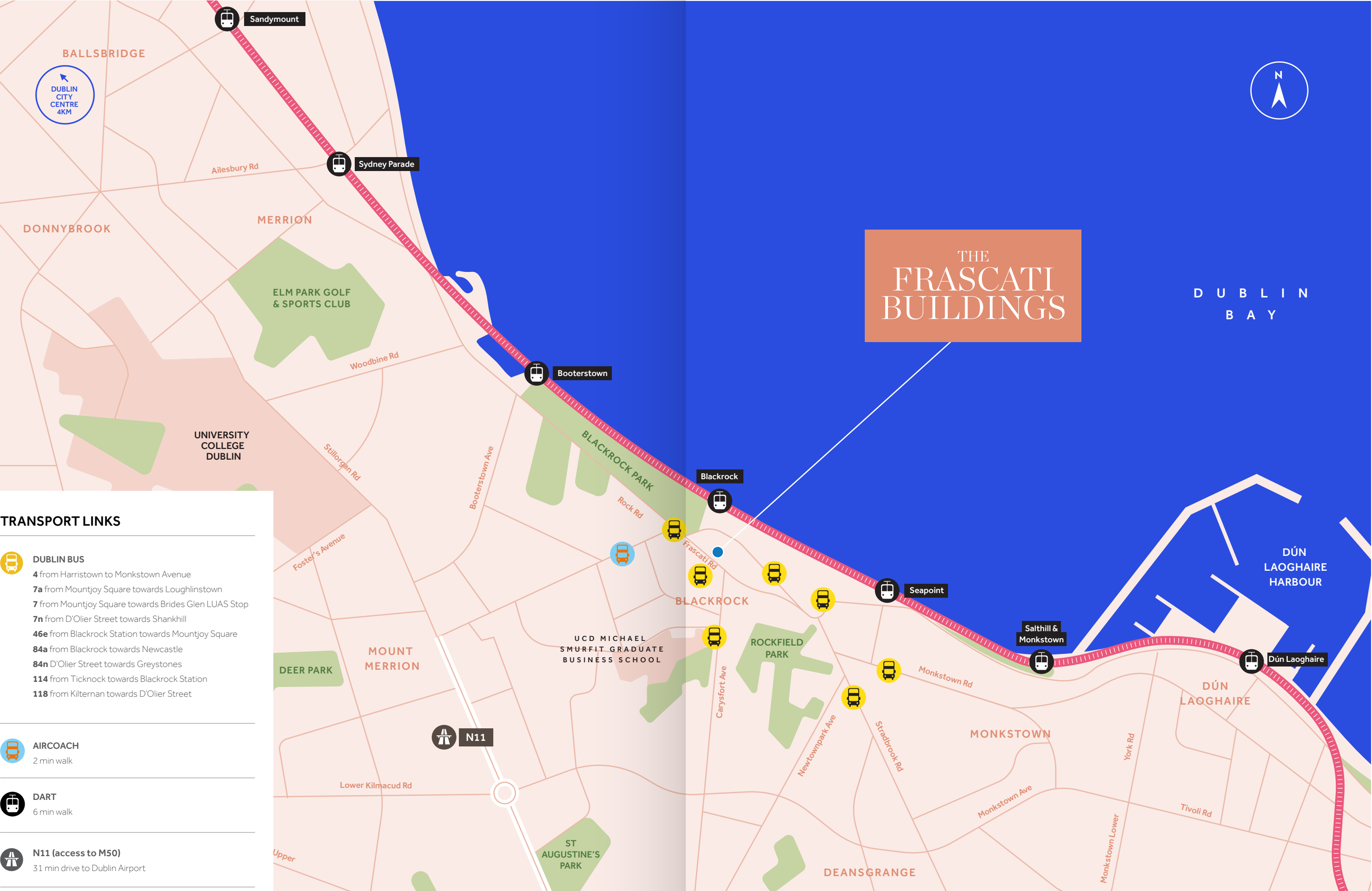
Sandyford
10 min by car



City Centre
28 min by car
17 min by DART



Dublin Airport
31 min by car





AMENITIES

- | | | | | |
|--|--|---|---|---|
| RESTAURANTS <ul style="list-style-type: none">• Coal• Diep• Old Post Office• Le Pasti• El Celler Tapas• Vanilla Pod Eatery• Five Guys | CAFES <ul style="list-style-type: none">• Caffè Nero• Starbucks• Insomnia• Bewley's• Ciamei Café• Bear Market• Sisi | LOCAL <ul style="list-style-type: none">• Blackrock Park• Educogym• Seapoint Beach | PUBS <ul style="list-style-type: none">• The Three Tun Tavern• Breffni Lounge• Flash Harry's• Jack O'Rourke's• Wicked Wolf | SHOPPING <ul style="list-style-type: none">• Marks and Spencer's• Aldi• Boots• Supervalu• Fran and Jane• Khan• Peter Marks |
|--|--|---|---|---|

BLACKROCK AS AN OFFICE LOCATION

Take up in the South Suburbs has been at the forefront of occupier demand and set the tone on prime suburban ERV's.

Many occupiers now operate a 'hub and spoke' occupational model – locating headquarter functions in the CBD and accommodating other staff across suburban locations with all their benefits in terms of ease of access and attractive surroundings – Blackrock with it's seaside location and thriving village centre meets all these requirements and more.

Over the course of 2019 and 2020, South Suburban prime rents have continued to edge upwards from around €30.00/sq ft to €36.00/sq ft. Suburban vacancy is 11% however the Blackrock micro location is very much lower, following the successful letting of Enterprise House to Zurich there is no further new build pipeline on site in Blackrock.

The recent rejuvenation of Blackrock is reviving the many key attractions that made it a premium suburban office destination previously i.e. bay-side location with affluent neighbourhoods, ease of access to DART services, Quality Bus Corridor, high quality F&B outlets, village atmosphere etc.

With a looming shortage of Grade A space in Sandyford, Blackrock will benefit as occupiers seek more viable options outside of CBD, struggle to compete for stock in D18 and pressure continues to mount on Green Line LUAS services.



FURTHER INFORMATION & CONTACTS

Method of Sale For sale by Private Treaty	Dataroom www.frascatibuildings.com
Price HWBC are guiding €11M subject to contract / contract denied	Viewing / Contact Strictly by appointment with sole agent HWBC
Title We understand the property is held Freehold	



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