

FOR SALE BY PRIVATE TREATY

Superb self-contained Mews Investment
(Tenant not affected)

263.30 SQ.M NIA (2,834 SQ.FT)
CAR PARKING

**No. 28 Denzille Lane,
Dublin 2.**



DESCRIPTION

- ▶ **28 Denzille Lane is a self-contained two-storey Mews building with mainly open plan office space with a mix of meeting rooms, boardroom and kitchen facilities. There is a large garage at ground level with space for 2-3 cars.**
- ▶ **The offices are currently occupied by Cineflix Ltd on a rent of €63,024 pa and lease expiry of December 2022. The tenant has signed a Deed of Renunciation of renewal rights.**
- ▶ **The building is for sale by private treaty (tenant not affected) seeking offers in excess of €1.25 million, ex VAT.**
- ▶ **Prime CBD location close to Merrion Square, one of Dublin's most beautiful public parks.**
- ▶ **Local occupiers include National Maternity Hospital , Trinity College and National Gallery.**
- ▶ **A short walk to Grafton Street and St Stephens Green with an abundance of restaurants, hotels and retail amenities.**
- ▶ **Excellent transport infrastructure including LUAS, Dublin Bus and DART.**

No. 28 Denzille Lane, Dublin 2.

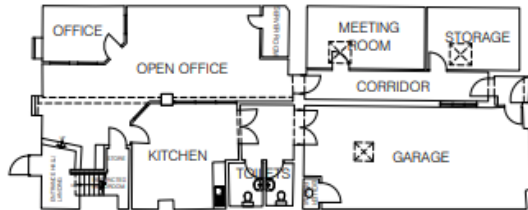
No. 28 Denzille Lane, Dublin 2.

ACCOMMODATION

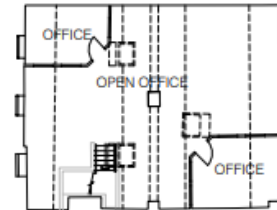
Floor:	Sq.Ft.
Ground	1, 215
First	1,619
Total NIA: Gross Floor Area	2,834 (3,778 sq ft)
Parking:	2 Car Spaces

FLOOR PLANS

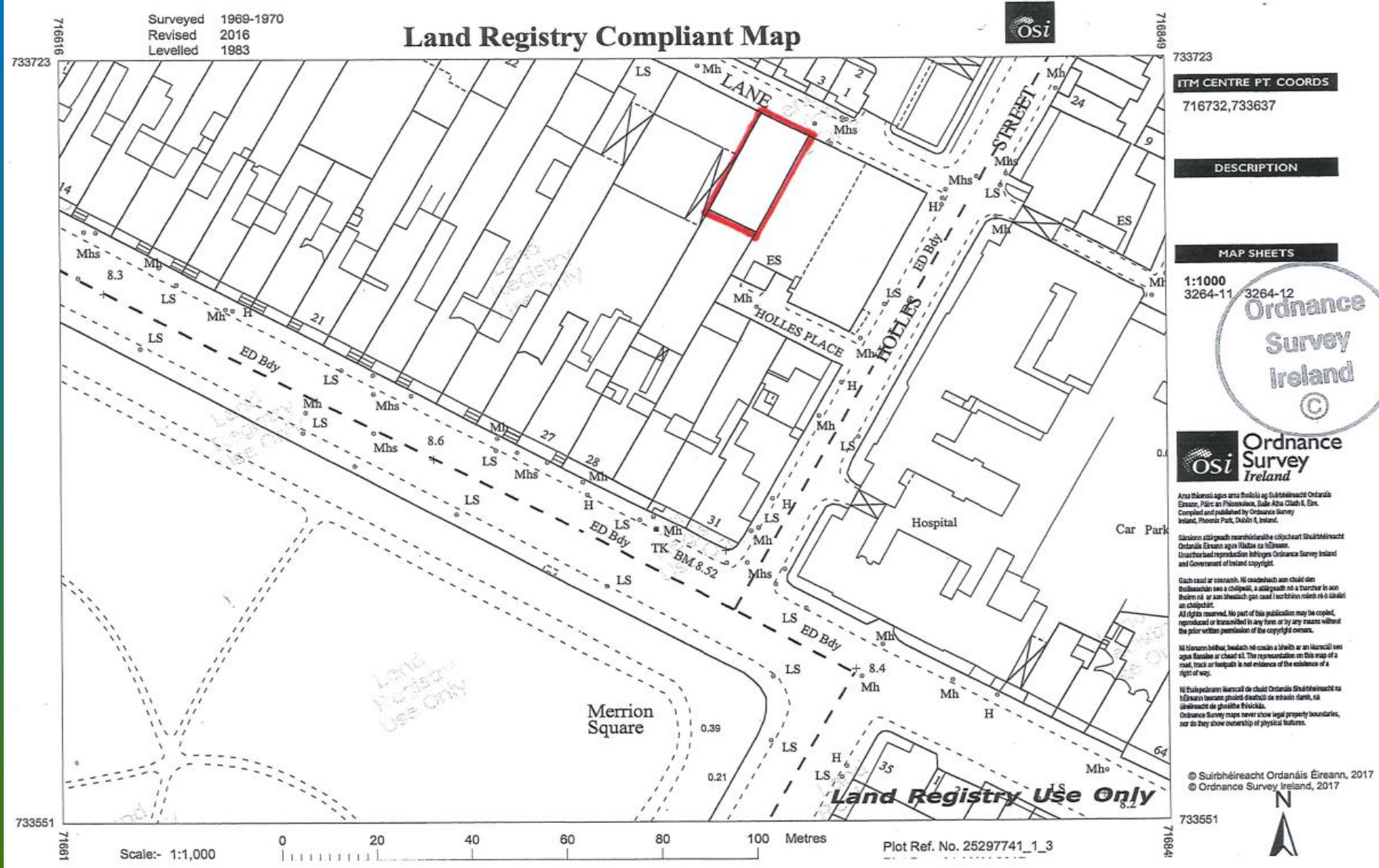
44557_28 Denzille Lane - GROUND FLOOR



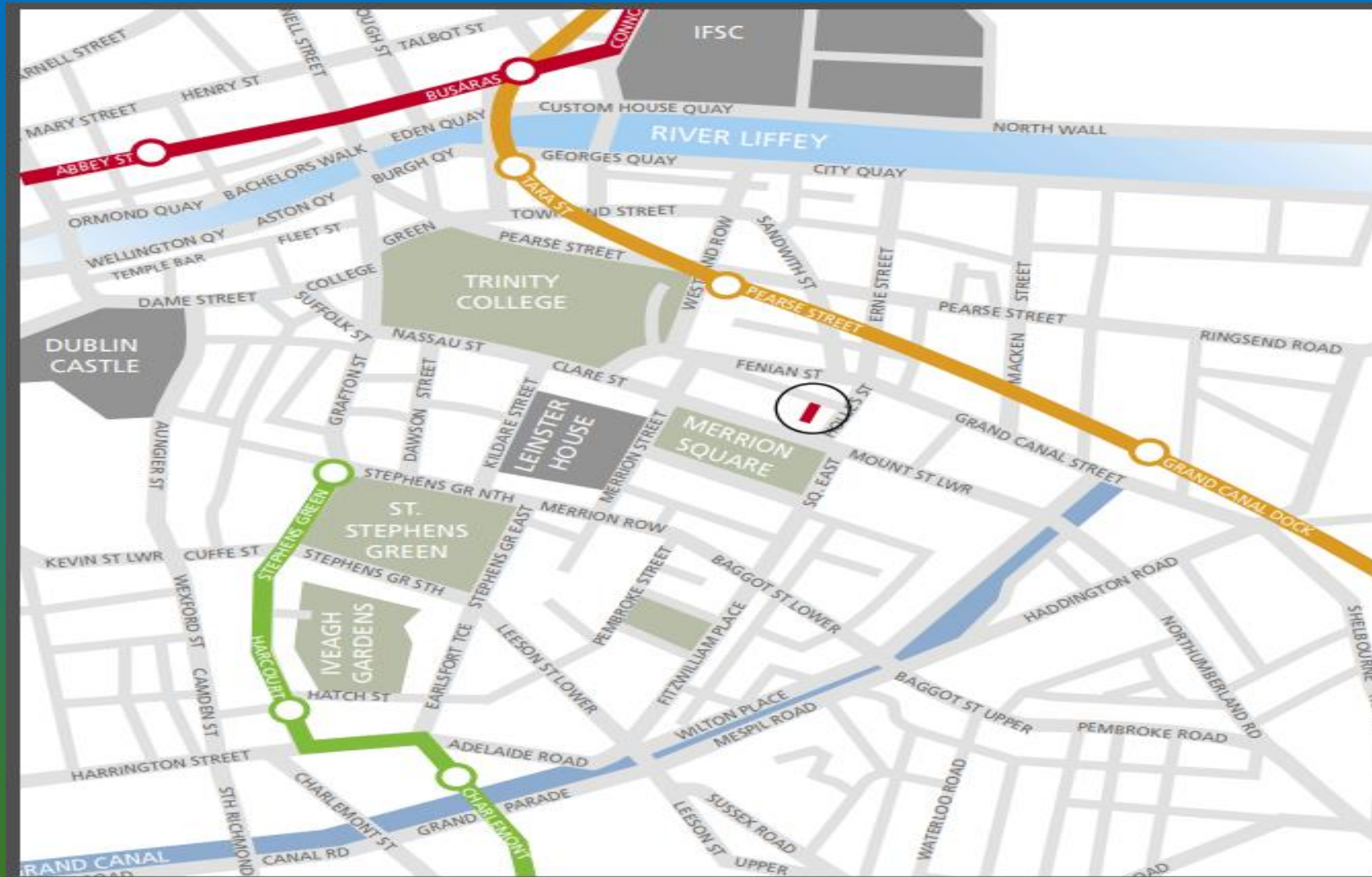
44557_28 Denzille Lane - FIRST FLOOR

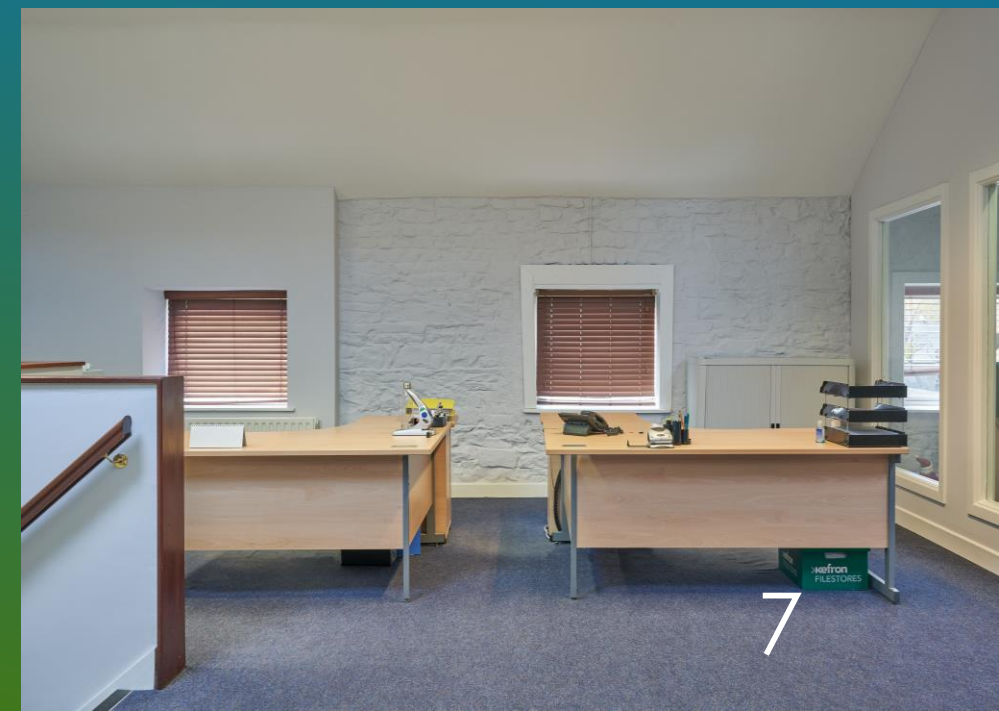
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LAND REGISTRY MAP



LOCATION MAP







No. 28 Denzille Lane, Dublin 2.

Lease Details:

Cineflix Ltd occupy the premises on a 4 year 9 month lease which is due to expire on 15 December 2022. The current passing rent is €63,024 pa. The tenant has signed a Deed of Renunciation of renewal rights.

Title:

Freehold

Solicitors:

O'Connor Solicitors, 8 Clare Street, Dublin 2.

(Ms. Ruth O'Connor)

Building Energy Rating (BER)

The building is a protected structure and BER exempt.

Data Room:

A full suite of legal documentation is available via dedicated Data Room with access requests to HWBC (Ms Sandra Hogan / shogan@hwbc.ie)

www.28denzillelane.ie

Guide Price:

28 Denzille Lane is for sale by private treaty seeking offers in excess of €1.25 million, excluding VAT.

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VIEWINGS STRICTLY BY APPOINTMENT CONTACT;



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