

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) with a guide price of €1.25 million, ex VAT.**
- ▶ **The sale includes yard space to the rear of the building of 47.45 sq.m (510 sq ft) which could facilitate further development of the site, subject to planning. The yard could also be used for additional car or bike parking.**
- ▶ **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.**

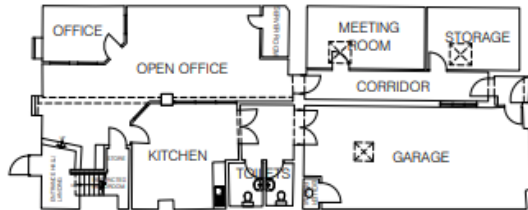
# No. 28 Denzille Lane, Dublin 2.

## ACCOMMODATION

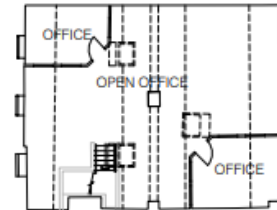
Floor:	Sq.Ft.
Ground	1, 215
First	1,619
Total NIA:	2,834
Gross Floor Area	( 3,778 sq ft )
Parking:	Internal Garage - 2 Car Spaces Rear Yard space – 3 spaces

# FLOOR PLANS

44557\_28 Denzille Lane - GROUND FLOOR

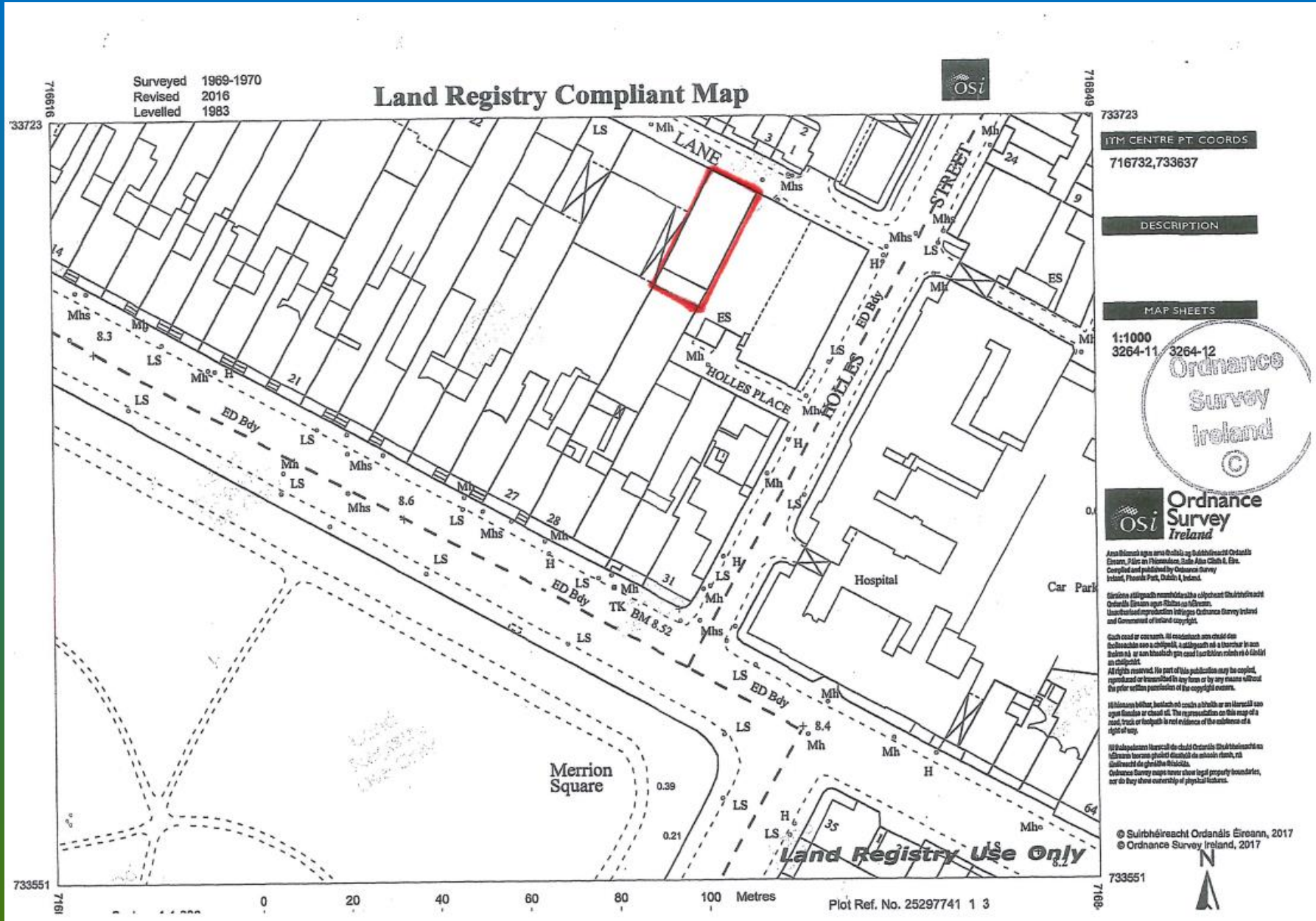


44557\_28 Denzille Lane - FIRST FLOOR

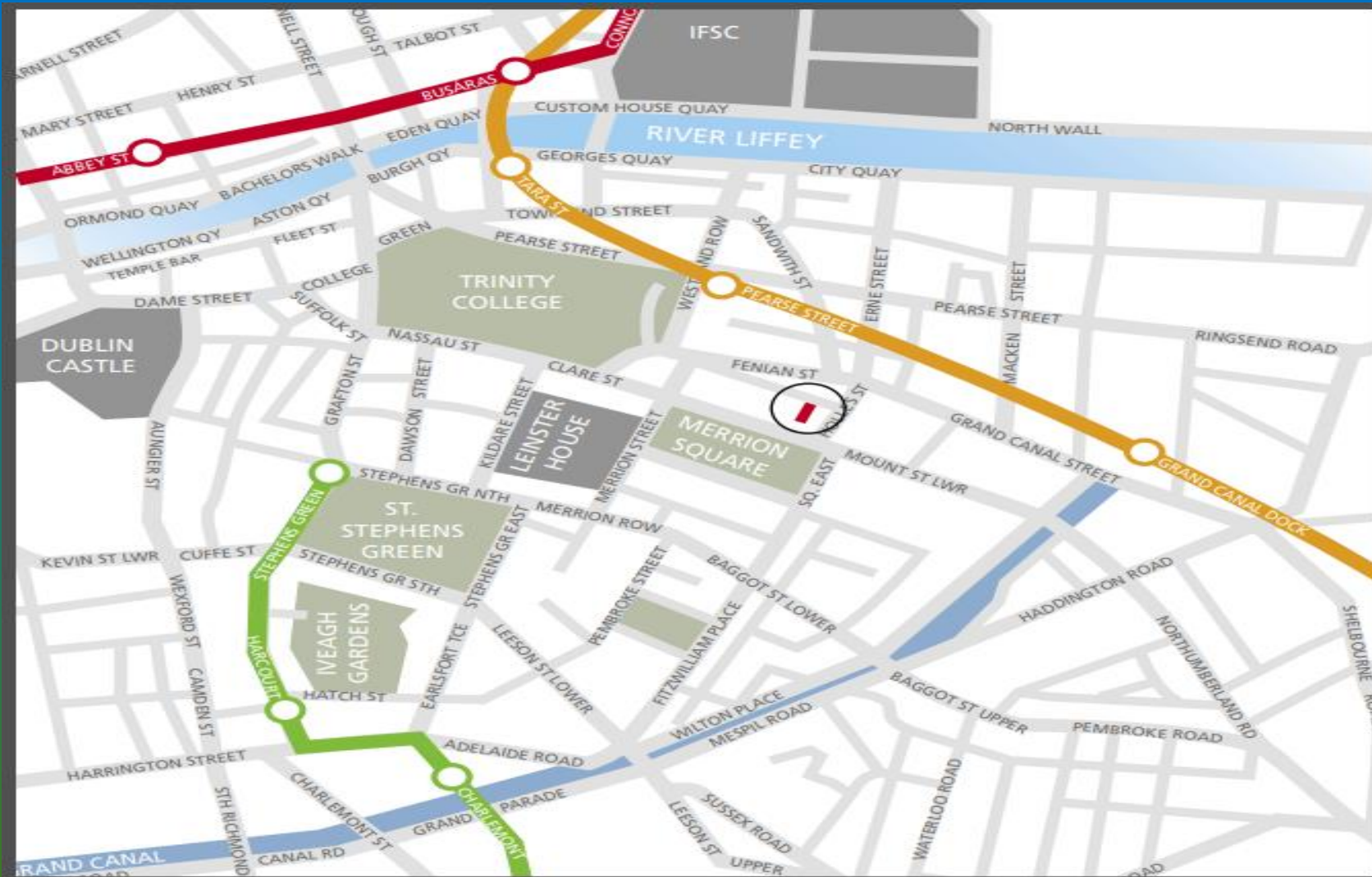
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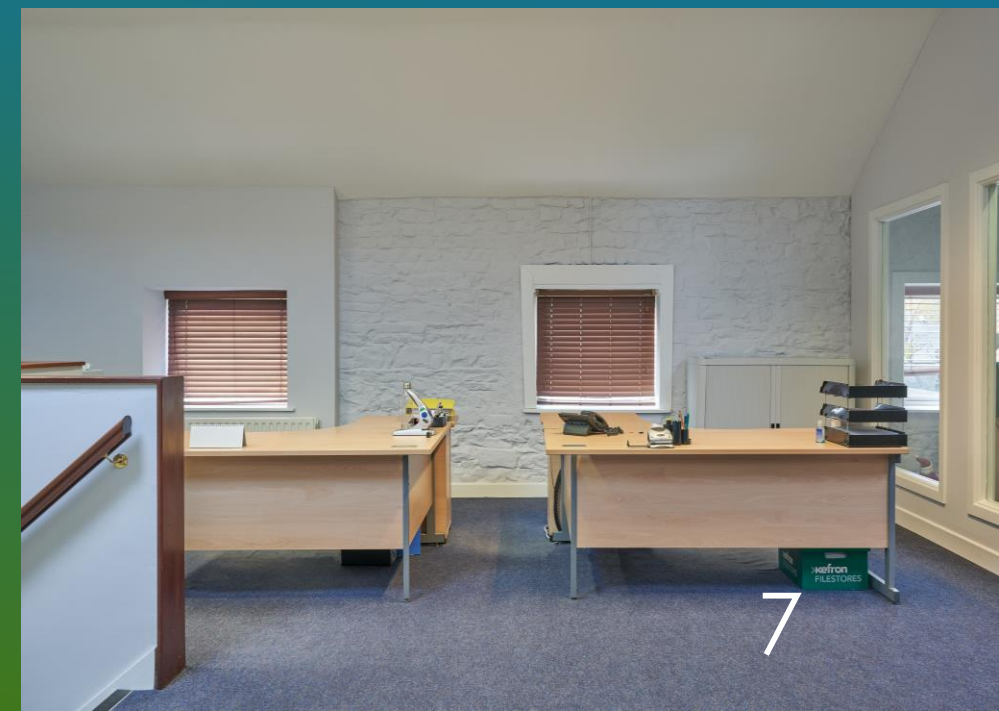
# LAND REGISTRY MAP



# 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 documentation is available via dedicated Data Room with access requests to HWBC (Ms Sandra Hogan / [shogan@hwbc.ie](mailto:shogan@hwbc.ie))

**[www.28denzillelane.ie](http://www.28denzillelane.ie)**

## Guide Price:

28 Denzille Lane is for sale by private treaty with a guide price of €1.25 million, excluding VAT.

# No. 28 Denzille lane, Dublin 2.

VIEWINGS STRICTLY BY APPOINTMENT CONTACT;



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Director

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