

FOR SALE

by Private Treaty



Clyde House & Clyde Lodge

15 and 15a Clyde Road | Ballsbridge | Dublin 4

HWBC 



Clyde House

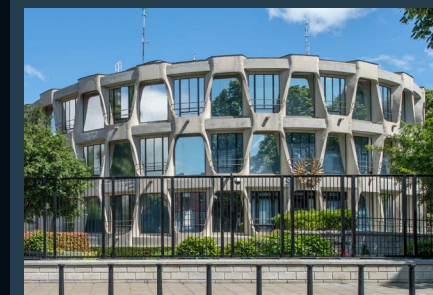


Location

Clyde House is located in the heart of Ballsbridge in one of Dublin's most highly sought after business and residential areas.

Ballsbridge is one of Dublin most prestigious locations with global business side by side with embassies from across the globe. Clyde Road is close to Ballsbridge Village, Herbert Park and within walking distance of the DART at Lansdowne Road. Ballsbridge is regarded as a premier business location providing a wealth of tenant amenities including restaurants, gastro pubs, retail, hotel and leisure facilities. Ballsbridge is also considered the main 'Embassy belt' in Dublin with the American, Italian, Belgium and Ukraine consulate offices all located nearby.

This location is very well served by public transport with the DART at Lansdowne Road and numerous bus routes serving Ballsbridge. The location is also ideal for commuting from the south suburbs to avoid the rush hour traffic beyond the canals.



The Opportunity

This is a rare opportunity to purchase a substantial detached and vacant office building on Clyde Road plus the adjacent mews investment property.

Clyde House

Clyde House is an impressive two storey over garden level period office building which was previously occupied by the Embassy of the Republic of Korea. It has a gross internal area of 5,011 sq ft with net space of 3,658 sq ft with generous parking facilities for at least 8 cars in the private grounds.

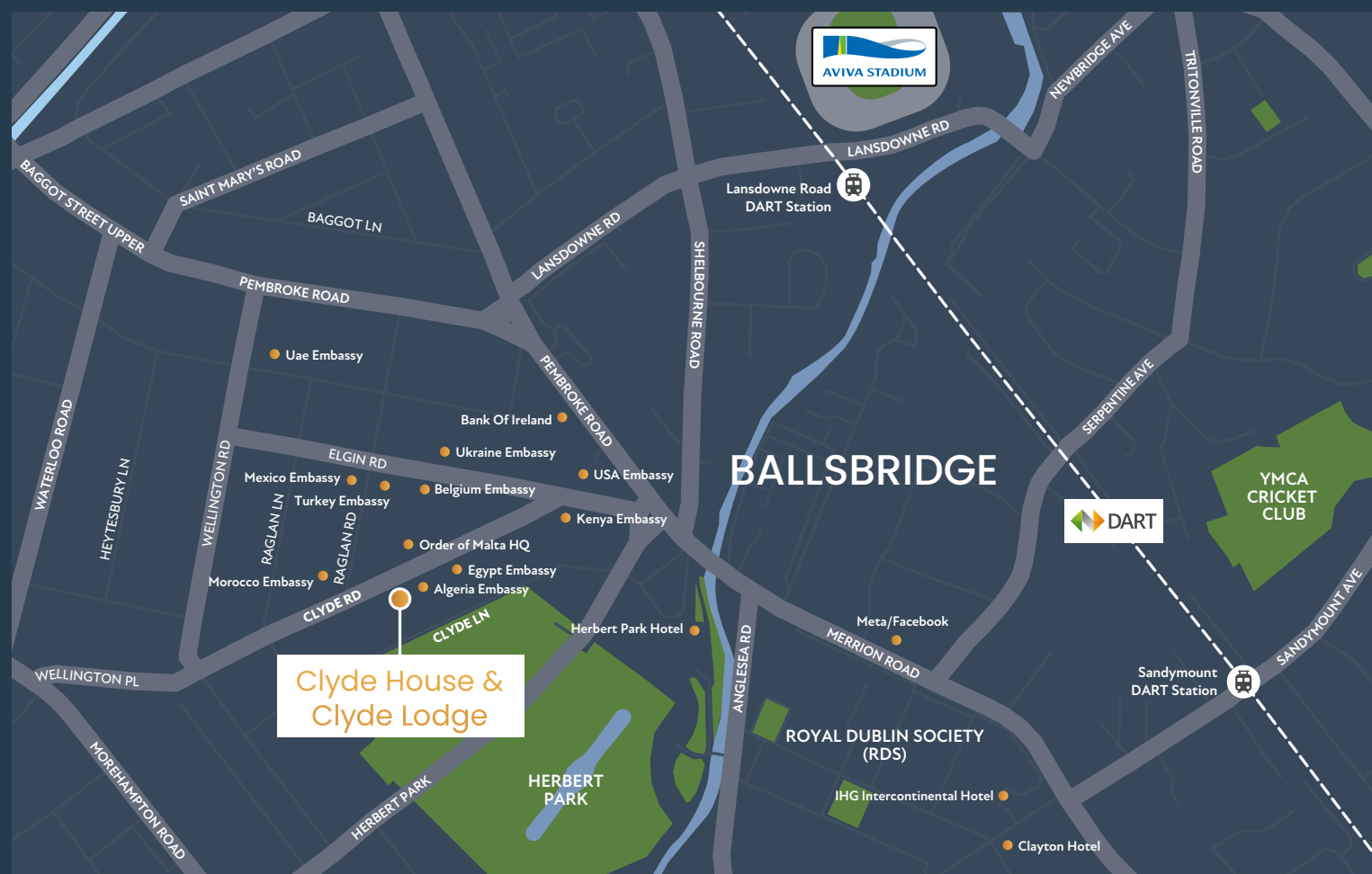
Clyde House provides impressive period features with large rooms, high ceilings and excellent natural light. The building is in need of modernisation and would make a superb corporate headquarters, consulate office or indeed conversion back to a private residential home (spp).

Clyde Lodge

This is a self-contained mews building in excellent condition and leased to Cullen Communications on the following summary terms;

Lease Term	35 year lease from 15 March 1991
Current Rent	€62,000 per annum
Size	1,604 sq ft / excellent on-site car parking

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Key Features



Prestigious address in the heart of Dublin 4



Vacant two storey over garden level office building with approx. 5,011 sq ft GIA



Adjacent mews of 1,604 sq ft GIA let to Cullen Communications



Excellent on-site car parking and rear access from Clyde Lane

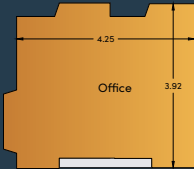
Floor Areas

	Gross Internal Area (sq ft)	Net Internal Area (sq ft)
Clyde House		
Garden Level	1,727	1,169
Ground Floor	1,586	1,167
First Floor	1,519	1,149
First Floor Return	179	173
Total Areas	5,011	3,658
Car Spaces	8	
Clyde Lodge		
Ground Floor	1,108	845
First Floor	496	438
Total Areas	1,604	1,283
Car Spaces	5	



Clyde Lodge

Clyde House Floor Plans



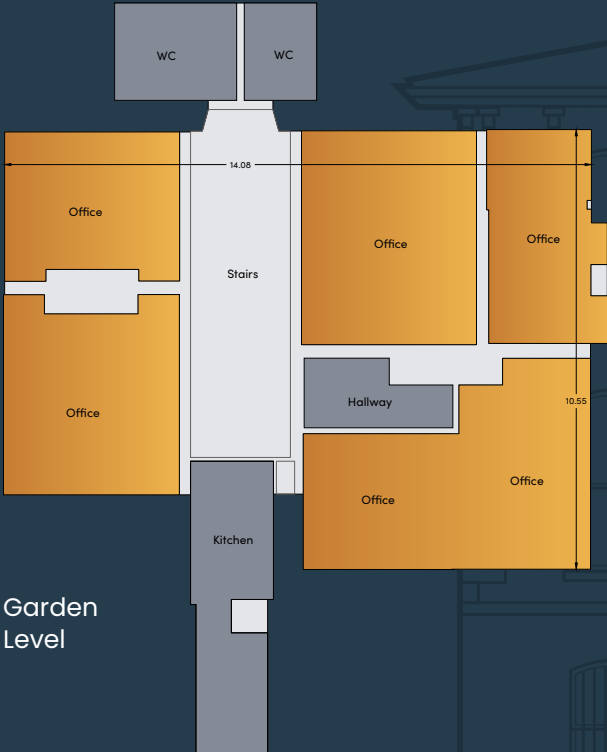
First Floor Return



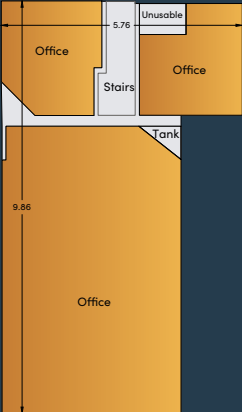
First Floor



Ground Floor



Garden Level



First Floor



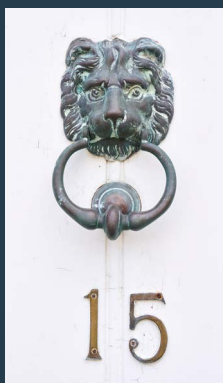
Ground Floor

Clyde Lodge Floor Plans

Floor Plans for indicative purposes only

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Method of Sale

For Sale by Private Treaty.

For the avoidance of doubt Clyde House is available with vacant possession and Clyde Lodge is an investment sale (tenant not affected).

Viewings

All viewings are strictly by appointment.

Title

We are advised that the property is held under freehold title.

Data Room

Access to the Data Room is available to interested parties upon request to the selling agents.

www.clyderoadassets.com

BER Exempt

Solicitors

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