

FOR SALE BY PRIVATE TREATY
(TENANTS NOT AFFECTED)



MONTAGUE COURT

HWBC 

UNIQUE MEDIUM TERM OPPORTUNITY TO REFURBISH & EXTEND OR REDEVELOP

7-11 MONTAGUE STREET
DUBLIN 2

LOCATION

Montague Street links Harcourt Street with Camden Street/Wexford Street. This is a prime Dublin 2 location, nearby St Stephens Green at the heart of the City Centre.

This is a highly accessible location whether by public or private transport with nearby LUAS Green line stops equidistant on Harcourt Street or St Stephens Green about a 5-minute walk. Numerous Bus routes and stops are located on Camden Street and generally nearby. Close by amenities include Iveagh Gardens and St Kevins Park.

Camden Street/Wexford Street and environs including Montague Street are renowned for their liveliness by day and by night. They feature an eclectic mix of retail outlets together with a wide range of cafés, restaurants, pubs and venues that coalesce into a vibrant nightlife.

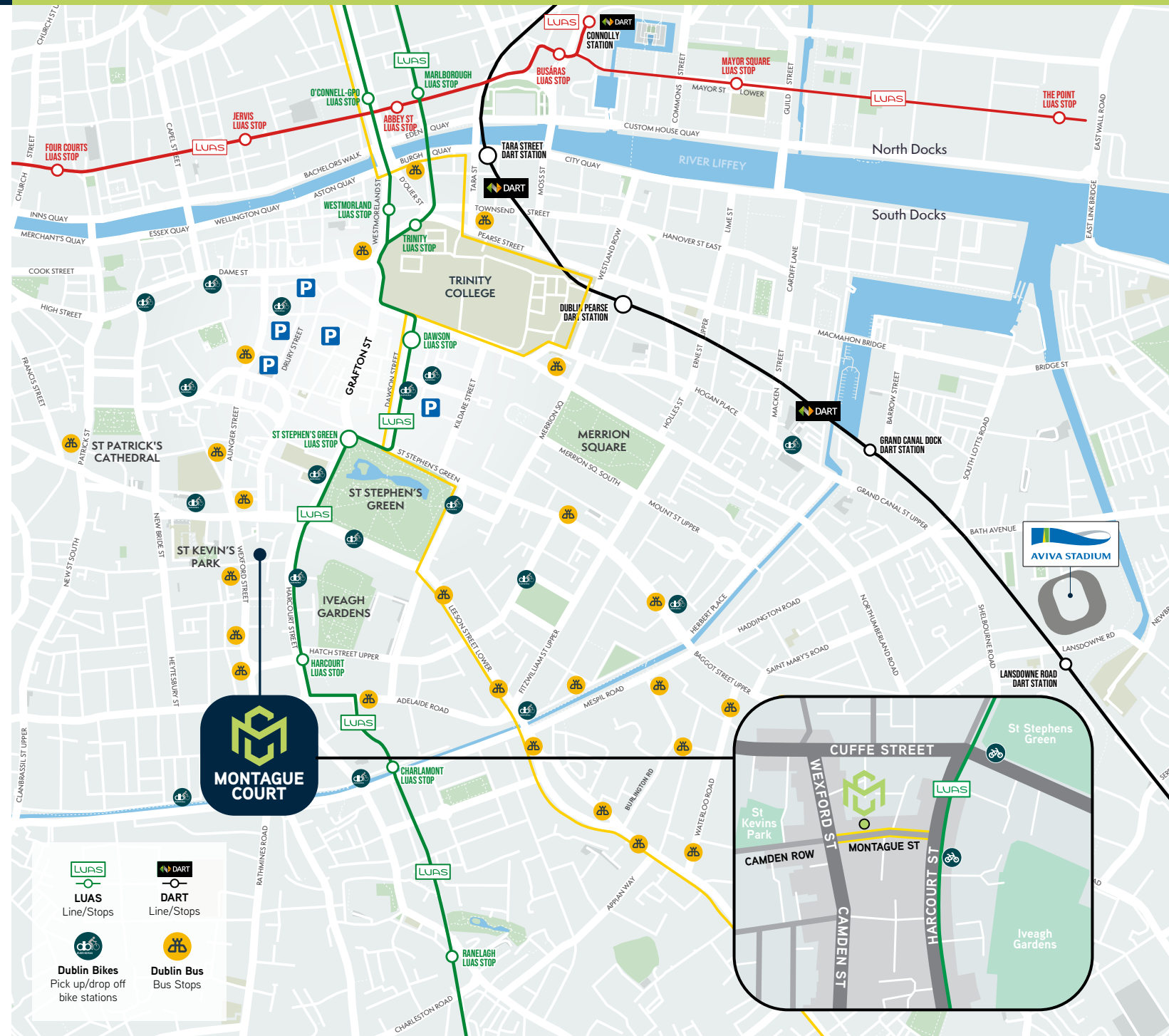
Harcourt Street is a more commercial/office location and benefitting from the presence of the Iveagh Garden Hotel, the Dean Hotel, the Green Hotel and other hospitality and leisure venues. Office occupiers include, KPMG, Nitro Software, Byrne Wallace Shields, The Department of Foreign Affairs and the AA.

The immediate area has witnessed substantial renewal and development in recent years including the nearby Wythe Building and the Greenside Building a new 10 story office building nearing completion on Cuffe Street.

Prime Dublin 2 location ideally suited to

- Office
- Hotel
- Student Accommodation

Situated next to St Stephens Green





Grafton Street

Shelbourne Hotel

Marlin Hotel

Royal College of Surgeons

St Stephen's Green Luas Stop

St Stephen's Green

LUAS

The Green Hotel

KPMG

Byrne Wallace Shields

Harcourt Street

AA

Iveagh Gardens

Iveagh Garden Hotel

Dean Hotel

Camden Street

LUAS

Harcourt LUAS stop



Tourism Ireland

St Kevin's Park

DESCRIPTION

Montague Court is an early second-generation modern office building completed c1973 and refurbished c1999/2000. The building is laid out over 3 floors on stilts with double height reception at ground level and extends to 2,432.70sqM (26,185sqft) NIA in total.

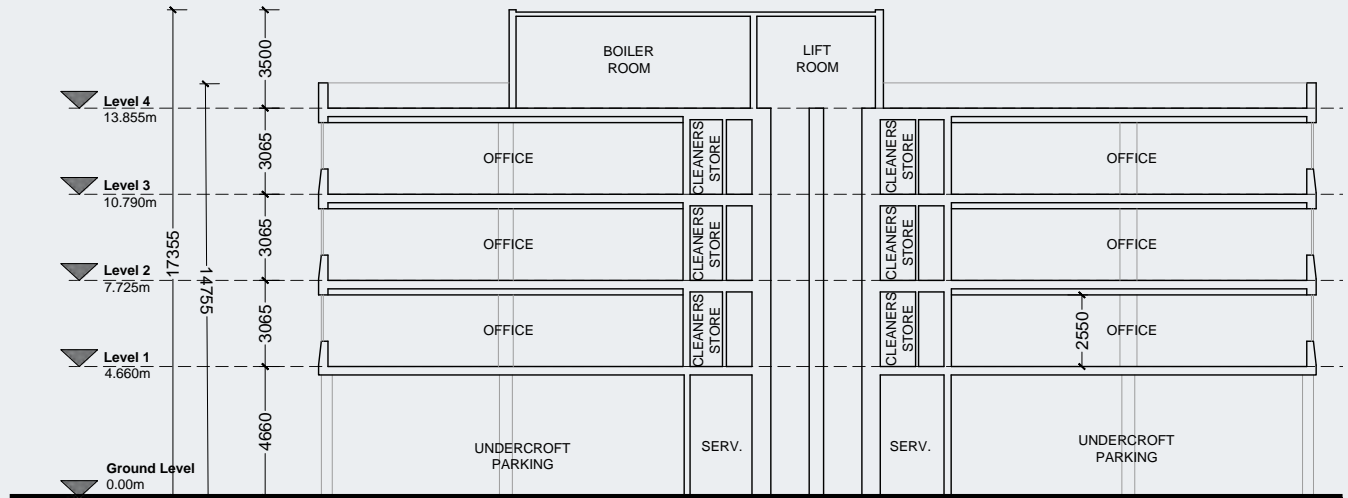
- Typical floor \approx 788.40sqM (8,486sqft) NIA
- Block depth \approx 13.3M (43'8")
- Slab-to-slab \approx 3.065M (10')
- Carpet tile to underside of suspended ceiling tile \approx 2.5M (8'2")

In the absence of raised access floors, perimeter mounted dado trunking is provided. The building is naturally ventilated with opening tilt and turn double glazed windows. Central heating is via gas fired boilers serving radiators located under the windows. Two lifts serve all floors while male and female toilets are provided on all office floors.

Car parking is provided at ground level under the building together with bicycle parking and bin stores. There is a small 2 storey mews building situated in the grounds of the car park.

The Building Consultancy have prepared an assignable building survey.

The property occupies a site of 0.1927 Ha (0.476 acres) of which 0.0354 Ha (0.087 acres) is taken in charge.



Long Section Through Office Space



ACCOMMODATION

Murphy Geospatial measured the property and as summarised below:

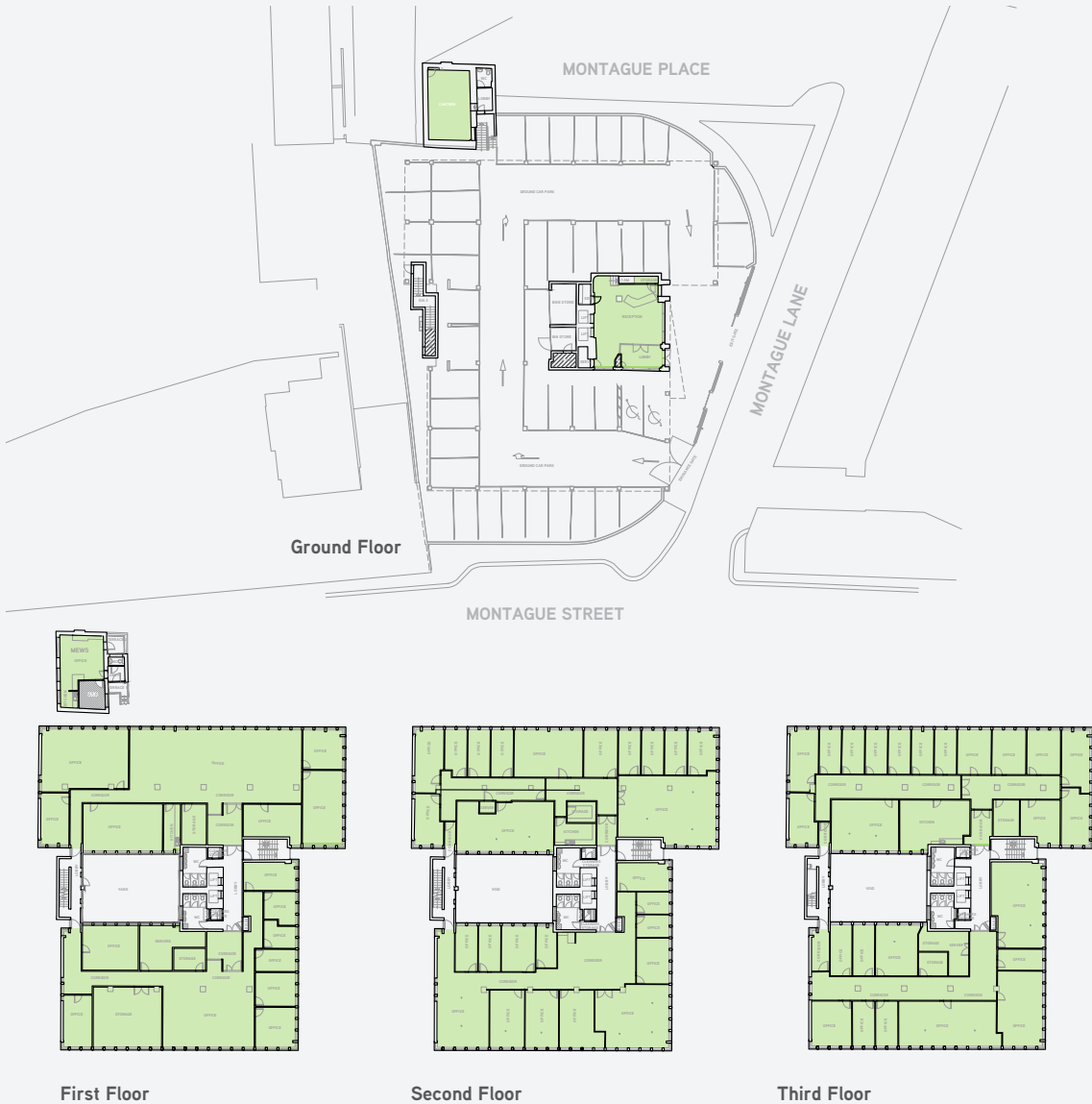
MONTAGUE COURT, OFFICE BUILDING

FLOOR	USE	TENANT	NIA SQM	NIA SQFT
Third	Office	The Minister for Justice	788.0	8,482
Second	Office	The Minister for Justice	788.7	8,489
First	Office	Department of Justice, Home Affairs and Migration	788.5	8,487
Total	Offices		2,365.2	25,458
Ground	Reception		67.5	727
Entire Office Building			2,432.70	26,185

MONTAGUE COURT, MEWS BUILDING

FLOOR	USE	TENANT	NIA SQM	NIA SQFT
Ground	Office	Romeril Forensic Engineers	34.1	367
First	Offices	Romeril Forensic Engineers	38.6	415
Total	Offices		72.7	782
Entire Montague Court Office Building & Mews			2,505.40	26,967

FLOOR PLANS

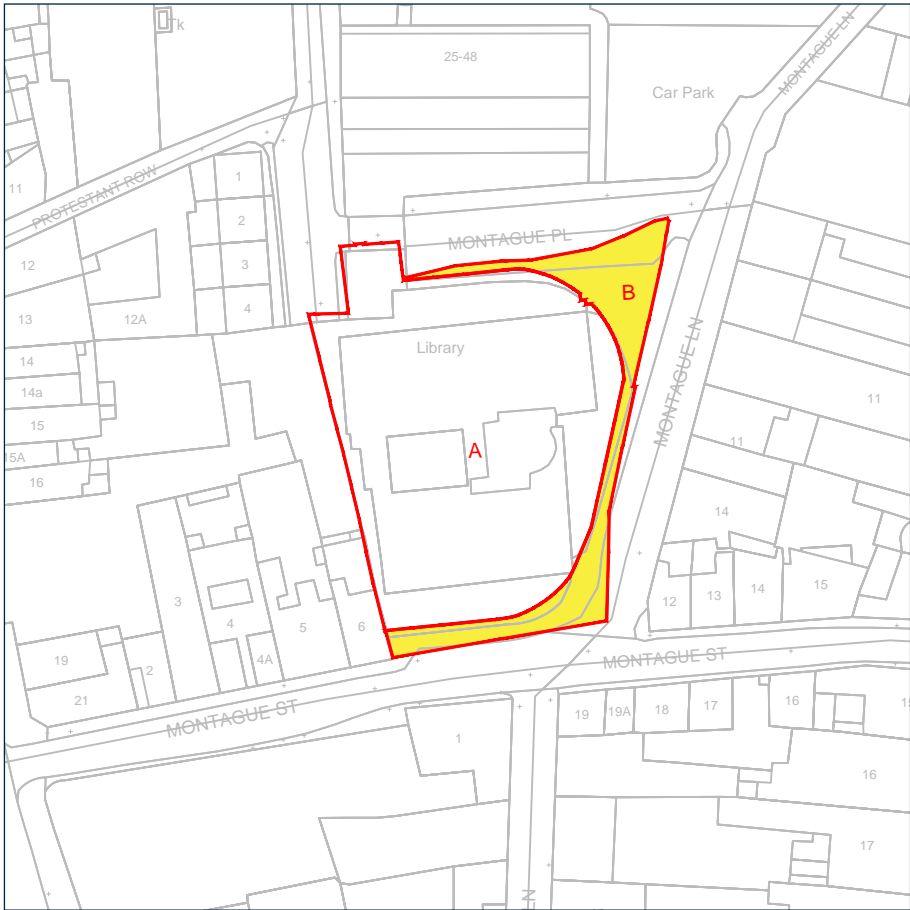


TITLE

The property is held freehold, with part taken in charge by Dublin City Council.

SITE

Murphy Geospatial measured the site area (Area A) and advise that it extends to 0.1573 Ha (0.389 acres) and as approximately outlined in red for identification purposes only. They advise that the area taken in charge (Area B, coloured yellow) extends to 0.0354 Ha (0.087 acres) and that the total area of the entire plot (Area A+B) extends to 0.1927 Ha (0.476 acres).



TENANCY

TENANT	DEMISE	RENT PA
Department of Justice, Home Affairs and Migration	Entire 1st Floor & 12 Cps	€367,136.97
The Minister for Justice	Part 2nd Floor & 6 Cps	€192,245.70
The Minister for Justice	Part 2nd Floor & Entire 3rd Floor & 19 Cps	€541,160.90
T/a Romeril Forensic Engineers	Mews Building & 1 Cps	€24,000.00
TOTALS		€1,124,543.57

All leases expire on 31st May 2030 save for Romeril Forensic Engineers which expires on 31st May 2028. Romeril has signed a Deed of Renunciation and has a break clause on 31st May 2027. The new lease of the 1st floor to the Department of Justice commenced on 1st October 2025.



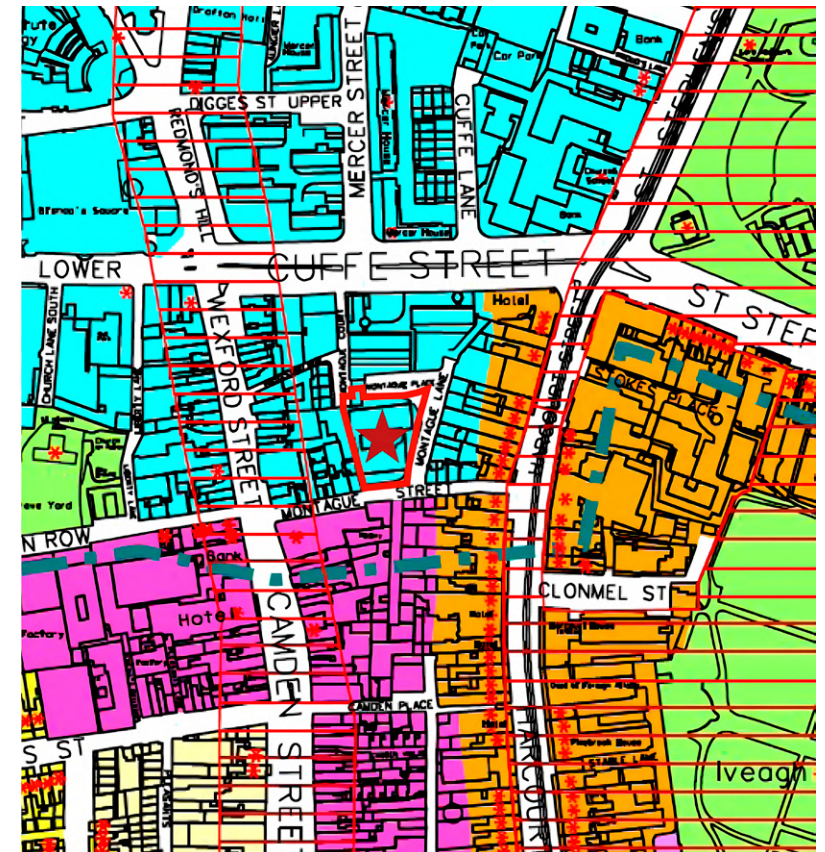
Harcourt Street LUAS Stop










The Iveagh Gardens

DUBLIN CITY DEVELOPMENT PLAN 2022-2028

Montague Court is situated in Zone Z5 - City Centre: "To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity." Land-Use Zoning Objective Z5 permits a wide range of uses that includes – office, hotel, student accommodation, hostel (tourist) and medical and related consultants amongst many others.



-  Site Location
-  Z5 City Centre
-  Z4 Urban Villages
-  Archaeological Interest
-  Z8 Georgian Conservation areas
-  *** Protected Structures
-  Conservation areas



DEVELOPMENT POTENTIAL

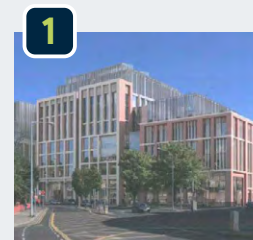
RKD Architects have identified significant development potential inherent in the property whether as an office building or as a hotel or indeed as student accommodation. They have assessed the properties potential both from a refurbish and extend perspective and also a demolish and new build approach. The RKD feasibility study is available in the Data room.

Subject to planning and so on, RKD estimate the site/property could accommodate (i) an 8 storey over basement 133 bedroom hotel extending to 8,635sqM (92,946sqft) GIA or (ii) an 8 storey over basement office block extending to 9,623sqM (103,581sqft) GIA or (iii) an 8 storey 154 unit student accommodation block extending to 6,448sqM (69,406sqft) GIA - all on the basis of demolish and new build.

NEWBUILD OFFICE

8 STOREYS OVER BASEMENT

Images copyright of RKD Architects



Camden Yards
Up to 16 storeys



The Greenside Building
10 storeys



Stokes Place Redevelopment
8 storeys



RCSI
8 storeys



New KPMG HQ, Harcourt Street
Up to 9 storeys

NEWBUILD OFFICE

8 STOREYS OVER BASEMENT

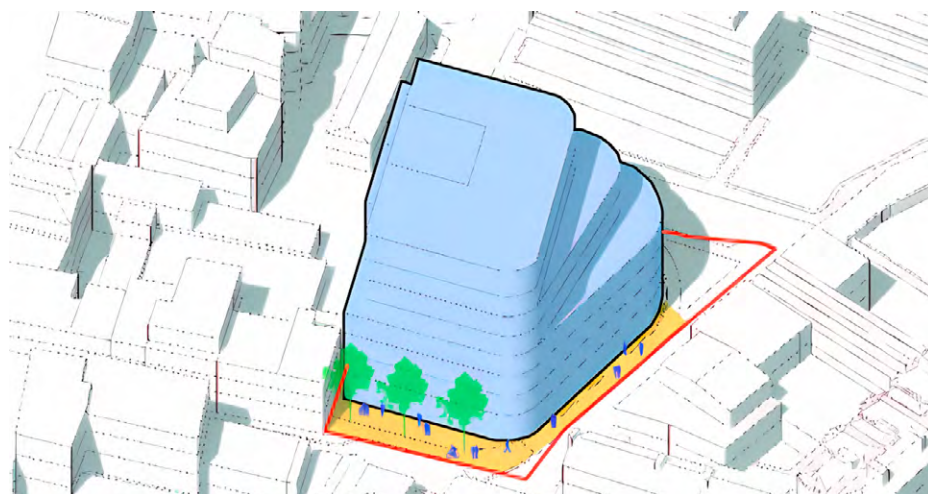
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FLOOR	AREA (SQM.)				Total GIA
	Core/Plant/ Parking	Office	Reception / Town Hall	Retail / Hospitality	
0	440	-	315	444	1,199
1	192	902	-	-	1,094
2	192	953	-	-	1,145
3	192	953	-	-	1,145
4	192	953	-	-	1,145
5	192	811	-	-	1,003
6	192	811	-	-	1,003
7	166	650	-	-	816
Total	1758	6033	315	444	8,550

*Note : All basement areas excluded from GIA Totals.

*Note : 5% Cultural Use (CU022) only a requirement for developments over 10,000 sqm.

B1	1073	-	-	-	1,073
Total incl. B1	2831	6033	315	444	9,623

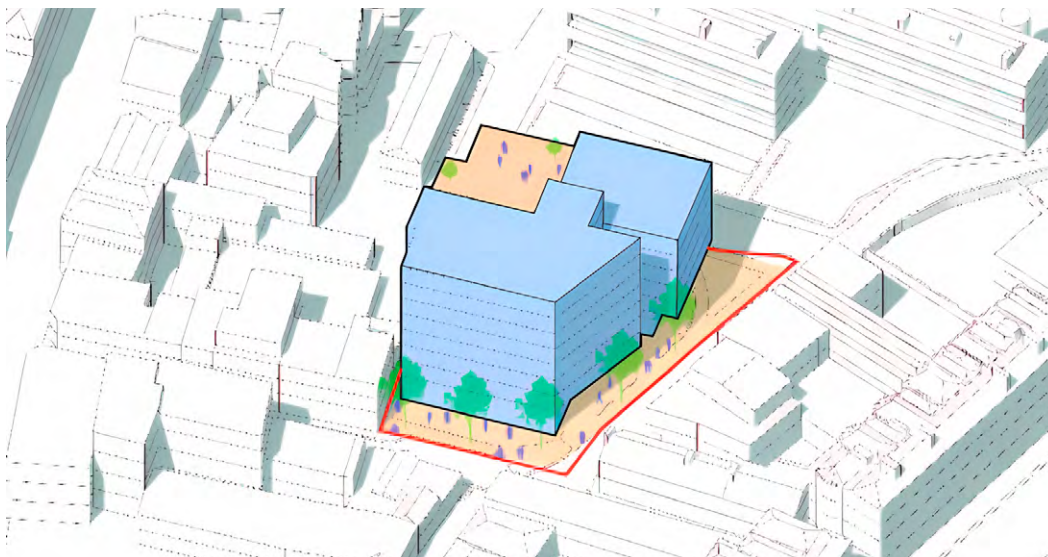


7-11 MONTAGUE STREET DUBLIN 2

NEWBUILD HOTEL

8 STOREYS OVER BASEMENT

Images copyright of RKD Architects



FLOOR	AREA (SQM.)				No. of Bedrooms
	Core/Plant/ Back of House	Accommodation	Front of House	Total GIA	
0	771	-	262	1,033	N/A
1	218	837	-	1,055	23
2	218	837	-	1,055	23
3	218	837	-	1,055	23
4	218	837	-	1,055	23
5	218	837	-	1,055	23
6	209	335	251	795	9
7	152	335	-	487	9
Total	2,222	4,855	513	7,590	133

*Note : All basement areas excluded from GIA Totals.

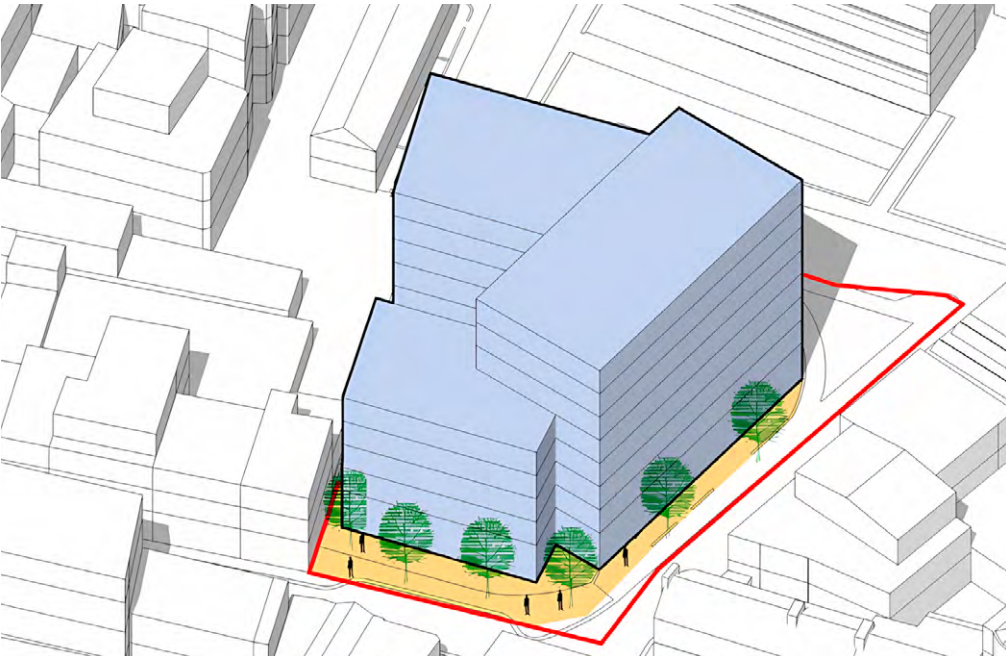
B1	664	-	381	1,045	N/A
Total	2,886	4,855	894	8,635	133



NEWBUILD STUDENT ACCOMMODATION

8 STOREYS

Images copyright of RKD Architects



FLOOR	AREA (SQM.)				
	Core/Plant/Circulation	Retail	Internal Student	Communal	Student GIA
0	433	258	322	-	1,012
1	109	-	400	504	1,012
2	122	-	30	861	1,012
3	122	-	30	861	1,012
4	122	-	30	861	1,012
5	113	-	-	348	461
6	113	-	-	348	461
7	113	-	-	348	461
Total	1,245	258	812	4,130	6,445

UNITS

STUDENT ACCOMMODATION UNIT COUNT			
No. Cluster	Study Bedroom	Studio	No. of Units
-	-	-	-
4	12	4	16
4	29	4	33
4	29	4	33
4	29	4	33
2	13	-	13
2	13	-	13
2	13	-	13
22	138	16	154
%Mix	90%	10%	-

SUMMARY

- **Prime Dublin 2 location** next to St Stephens Green
- **Highly accessible** by public and private transport
- **Fully Let** - producing ≈ €1.1245Mpa
- **Principal Tenant:** Department of Justice ≈ 98% of income from 3 leases, all expiring 31st May 2030
- **WAULT** ≈ 4.62 years (wef 01/10/2025)
- **Unique Medium Term Opportunity** to Refurb & Extend, or Redevelop
- Suitable for Office, Hotel or Student Accommodation SPP
- Zone - Z5: **City Centre**
- Site Area ≈ 0.1927 Ha (0.476 acres) to include 0.0354Ha (0.087acres) taken in charge
- Existing Office Buildings ≈ 2,505.40sqM (26,967sqft)

BER E1

BER Number 800981557

VAT

We are advised that "Transfer of Business Relief" (TOB) should apply where the sale is made to an accountable person.

METHOD OF SALE

For Sale by Private Treaty (Tenants not affected).

PRICE

On Application

VIEWING

Strictly by appointment only with the sole agent, HWBC.

DATA ROOM

Access to the Data Room is at the discretion of the vendor.
www.montaguecourtsale.com/

CONTACTS

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7-11 MONTAGUE STREET DUBLIN 2