



Tenant not affected



## 54 PEMBROKE ROAD DUBLIN 4

Quality office investment

c. 169 m<sup>2</sup>

Excellent condition

Contracted rent €70,000

Abated to €55,000 until 2017

# FOR SALE

01 662 3113  
[www.quinnagnew.ie](http://www.quinnagnew.ie)



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## LOCATION

The property is located on Pembroke Road, on one of Dublin's most well established streets connecting Baggot Street Upper with Ballsbridge, opposite the junction with Wellington Road.

Pembroke Road benefits from excellent commuter connections including the DART situated close by at Lansdowne Road.

A number of bus routes service the area on a regular basis also.

Neighbouring occupiers include; Principal Logistics Technologies, Embassy of The United Arab Emirates, Mulcahy McDonagh & Partners, Sheridan Quinn Solicitors and Eaton Capital.

## DESCRIPTION

The main building comprises a four storey over garden level building. Separate access is available to the garden level.

Internal walls and ceilings are generally plastered and painted. The building also features many quality Georgian features throughout, including; cornice work, ceiling roses and original fireplaces.

### Finishes include:

- Partly timber, partly carpeted flooring
- Plastered and painted walls
- Electric storage heating
- Kitchenette facilities

## TENANCY

The property is let on a 35 year FRI lease from the 19th October 1990 to Heneghan PR Limited at €70,000 p.a.

The contracted rent has been abated to €55,000 p.a. until the 18<sup>th</sup> October 2017. After this date it will revert back to the contracted rent of €70,000.

This is a property investment sale and the tenant is not affected.



## ACCOMMODATION

From our measurements taken on site the net internal floor areas are as follows:

	NIA (m <sup>2</sup> )
<b>Garden Level:</b>	44.6
<b>Ground Floor:</b>	37.8
<b>First Floor:</b>	40.9
<b>Second floor:</b>	45.7
<b>Total:</b>	169 m <sup>2</sup> / 1819 sq. ft.

*All intended purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

## OPPORTUNITY

This property provides investors with the opportunity to acquire an entire Period property in one of Dublin's most prestigious addresses.

Over the last 25 years, Heneghan PR Limited has represented some of the leading names in Irish and international business, including Fleetmatics, Independent News and Media, Siteserv and UBER.

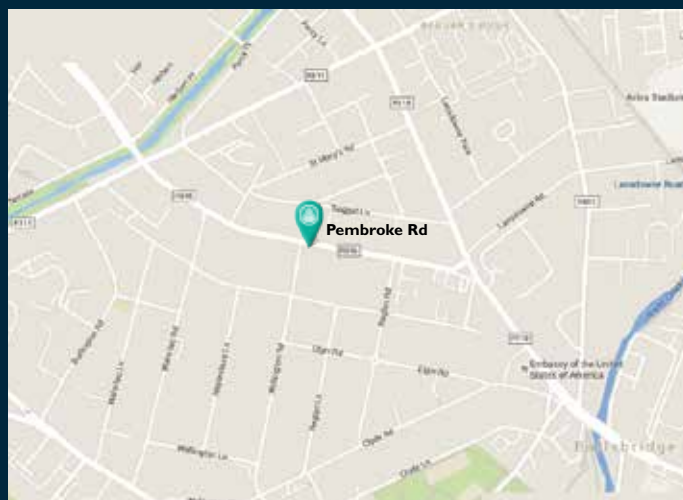
## TITLE

Freehold.

## BER RATING



## LOCATION MAP



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