

FOR SALE BY PRIVATE TREATY
(TENANTS NOT AFFECTED)



MONTAGUE COURT

HWBC

UNIQUE 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.

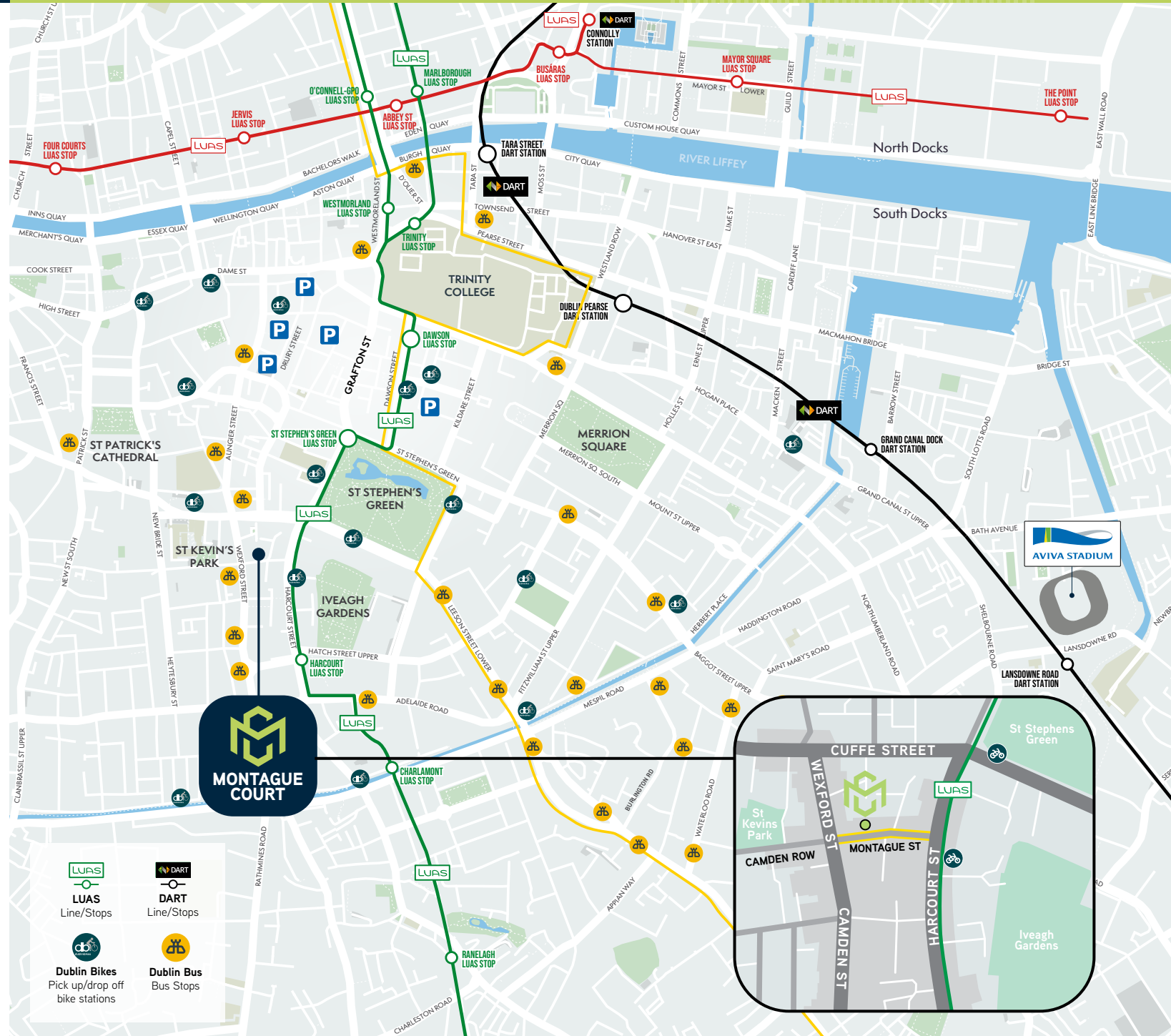
Harcourt Street is a more commercial/office location and benefitting from the presence of the Iveagh Garden Hotel, the Dean Hotel, the Green Hotel and other hospitality and leisure venues. Office occupiers include, KPMG, McKinsey & Company, Byrne Wallace, The Department of Foreign Affairs and the AA.

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 under construction on Cuffe Street.

Prime Dublin 2 location ideally suited to

- Office
- Hotel
- Student Accommodation

Situated next to St Stephens Green





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.

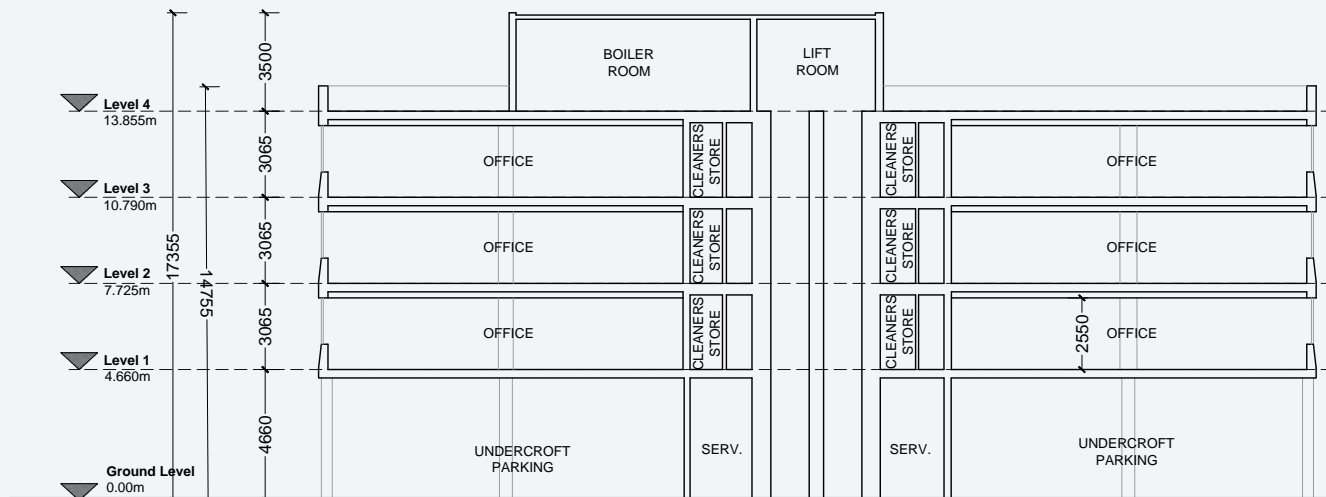
- Typical floor ≈ 788.40sqM (8,486sqft) NIA
- Block depth ≈ 13.3M (43'8")
- Slab-to-slab ≈ 3.065M (10')
- Carpet tile to underside of suspended ceiling tile ≈ 2.5M (8'2")

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. Schedules of Dilapidations have been served on all Tenants save for Romeril Forensic Engineers.

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 | Department of Children, Equality, Disability, Integration and Youth | 788.0 | 8,482 |
| Second | Office | Department of Children, Equality, Disability, Integration and Youth | 788.7 | 8,489 |
| First | Office | Legal Aid Board | 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

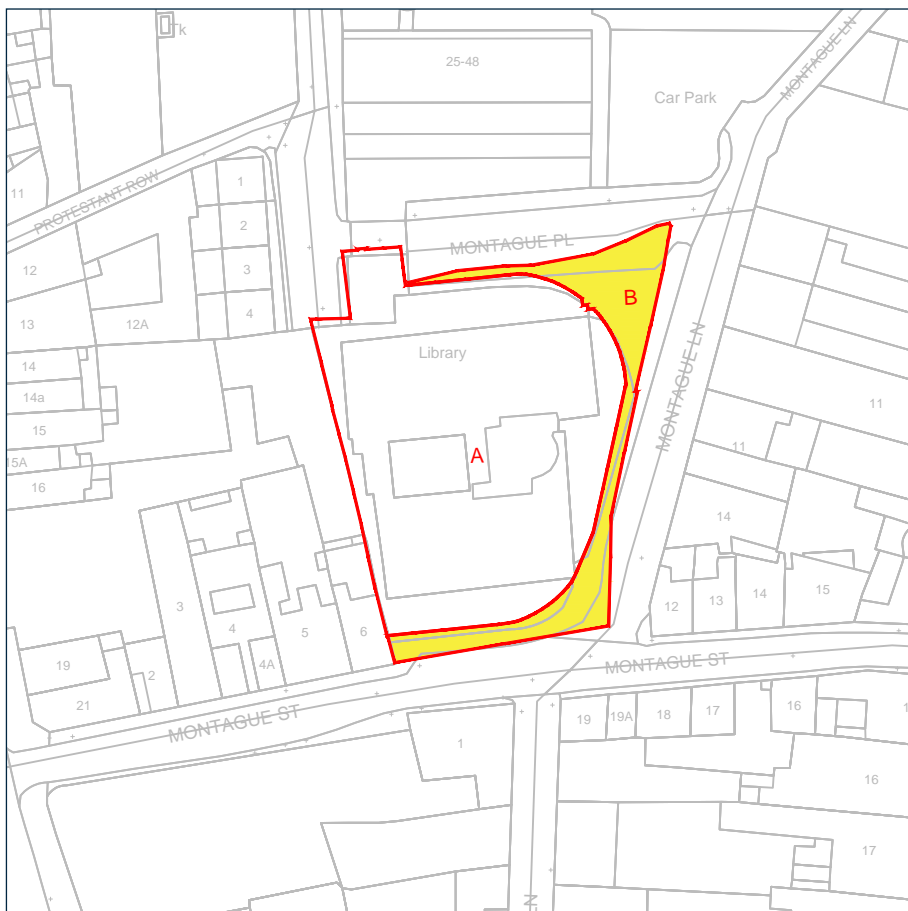


TITLE

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 |
|---|--|-------------------|
| Legal Aid Board | Entire 1st Floor & 12 Cps | €434,000 |
| Department of Children, Equality, Disability, Integration and Youth | Part 2nd Floor & 6 Cps | €206,217 |
| Department of Children, Equality, Disability, Integration and Youth | Part 2nd Floor & Entire 3rd Floor & 19 Cps | €589,438 |
| T/a Romeril Forensic Engineers | Mews Building & 1 Cps | €22,000 |
| TOTALS | | €1,251,655 |

The landlord has consented to the assignment of the DCEDIY leases to the OPW. Romeril Forensic Engineers have signed a Deed of Renunciation. All leases expire c 31st May 2025.



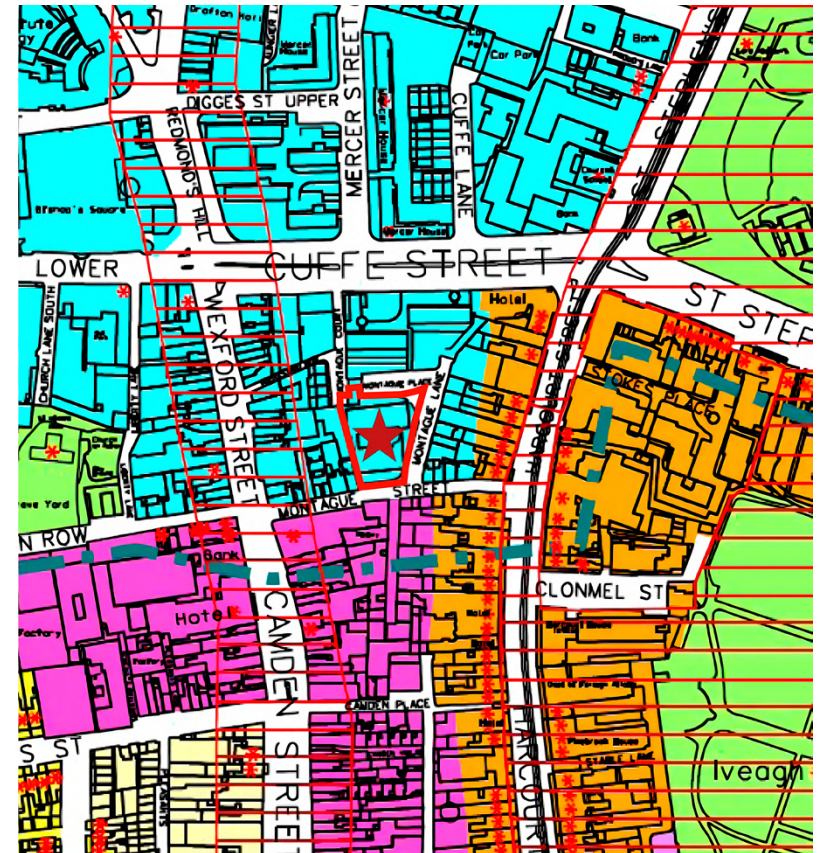
Harcourt Street LUAS Stop










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.



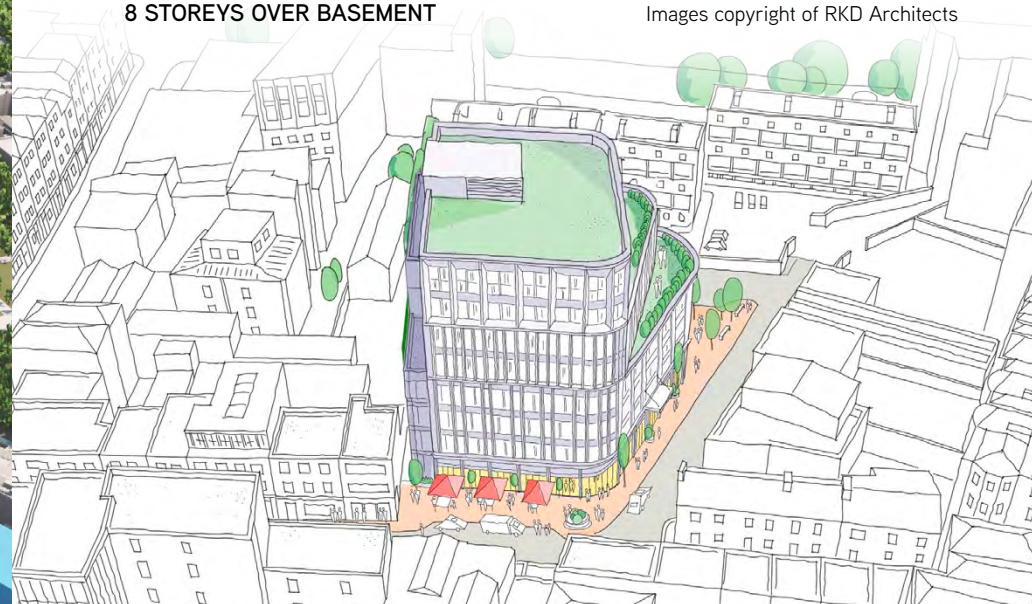
-  Site Location
-  Z5 City Centre
-  Z4 Urban Villages
-  Archaeological Interest
-  Z8 Georgian Conservation areas
-  *** Protected Structures
-  Conservation areas



NEWBUILD OFFICE

8 STOREYS OVER BASEMENT

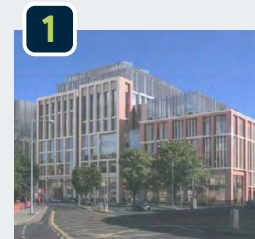
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DEVELOPMENT POTENTIAL

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.



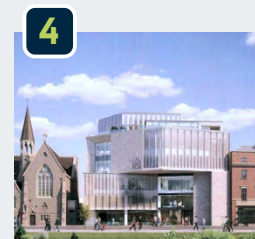
1
Camden Yards
Up to 16 storeys



2
The Greenside Building
10 storeys



3
Stokes Place Redevelopment
8 storeys



4
RCSI
8 storeys



5
New KPMG HQ, Harcourt Street
Up to 9 storeys

NEWBUILD OFFICE

8 STOREYS OVER BASEMENT

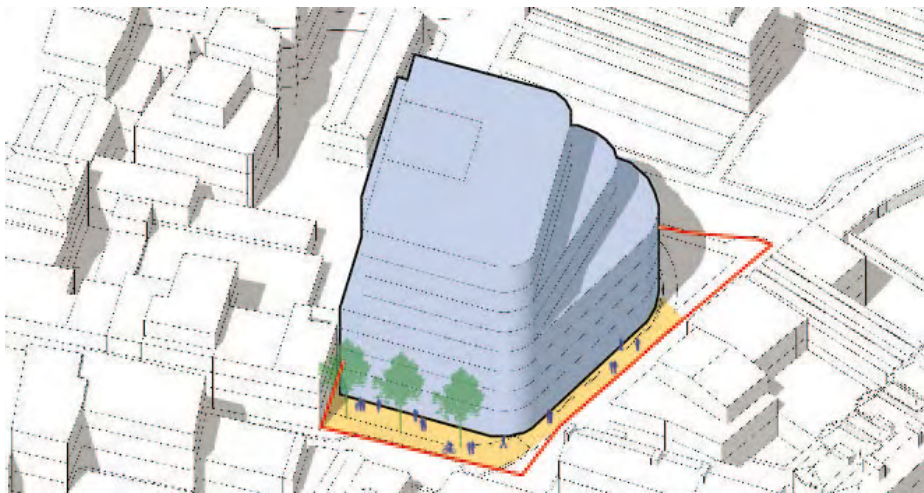
Images copyright of RKD Architects

| 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 (CUO22) only a requirement for developments over 10,000 sqm.

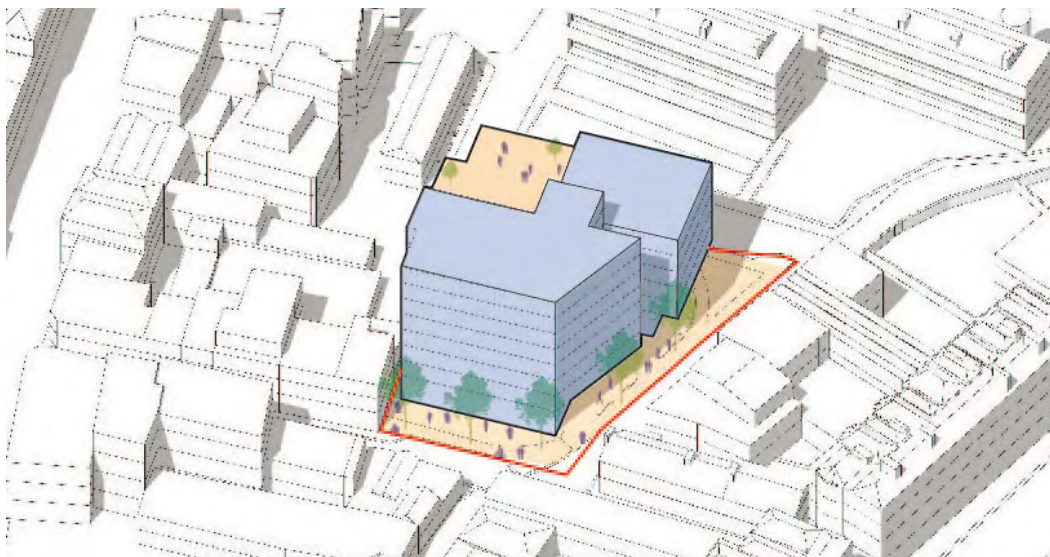
| | | | | | |
|-----------------------|-------------|-------------|------------|------------|--------------|
| B1 | 1073 | - | - | - | 1,073 |
| Total incl. B1 | 2831 | 6033 | 315 | 444 | 9,623 |



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 | Total 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
- **Unique 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)
- **Fully Let** - Producing ≈ €1.25Mpa (with over 98% from State & State funded Entities)
- All leases expire c. 31st May 2025

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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