

FOR SALE

21 HERBERT PLACE

DUBLIN 2

Colliers  
INTERNATIONAL





## TRANSPORT



The LUAS Green Line is accessible at Charlemont.



A Dublin Bikes Station is located on Herbert Place, just 160m from the property.



Ample on-street meter parking available on Herbert Place



The DART is accessible at Grand Canal.

- SUBSTANTIAL FOUR-STOREY OVER GARDEN LEVEL MID-TERRACED GEORGIAN BUILDING
- PROMINENT CITY CENTRE LOCATION BETWEEN BAGGOT STREET LOWER AND MOUNT STREET CRESCENT
- OFFICE USE FROM GROUND TO THIRD FLOORS IN EXCELLENT CONDITION
- BASEMENT IN RESIDENTIAL USE REQUIRES FULL REFURBISHMENT
- REAR MEWS IN NEED OF REDEVELOPMENT
- EXTENDS TO 266.63 SQ. M. (2,870 SQ. FT.)

## ACCOMMODATION SCHEDULE

21 Herbert Place	Sq. M.	Sq. Ft.
Garden Level (GIA)	80.08	862.00
Ground Floor (NIA)	59.79	643.54
First Floor (NIA)	54.67	588.51
Second Floor (NIA)	47.00	505.94
Third Floor (NIA)	25.09	270.04
	266.63	2,870

## LOCATION

21 Herbert Place overlooks the canal between Lower Baggot Street and Mount Street Crescent. The surrounding area is home to many established corporate occupiers, including Google, LinkedIn, Accenture, Bank of Ireland and Bord Gáis.

The property is within walking distance of all city centre amenities, including a host of restaurants, bars, cafés and hotels. St. Stephen's Green and Grafton Street are located within a ten minute walk.

The area is well served by a host of public transport facilities including numerous bus routes, the DART at Grand Canal Dock and the LUAS at Charlemont, all within a short walk. Ample on street parking available on Herbert Place.



## DESCRIPTION

The building comprises a fine four-storey over garden level mid-terraced Georgian building located on Herbert Place, Dublin 2.

The main building comprises 2,870 sq. ft. over five floors with gardens to the front and rear and a derelict mews accessed via Herbert Lane.

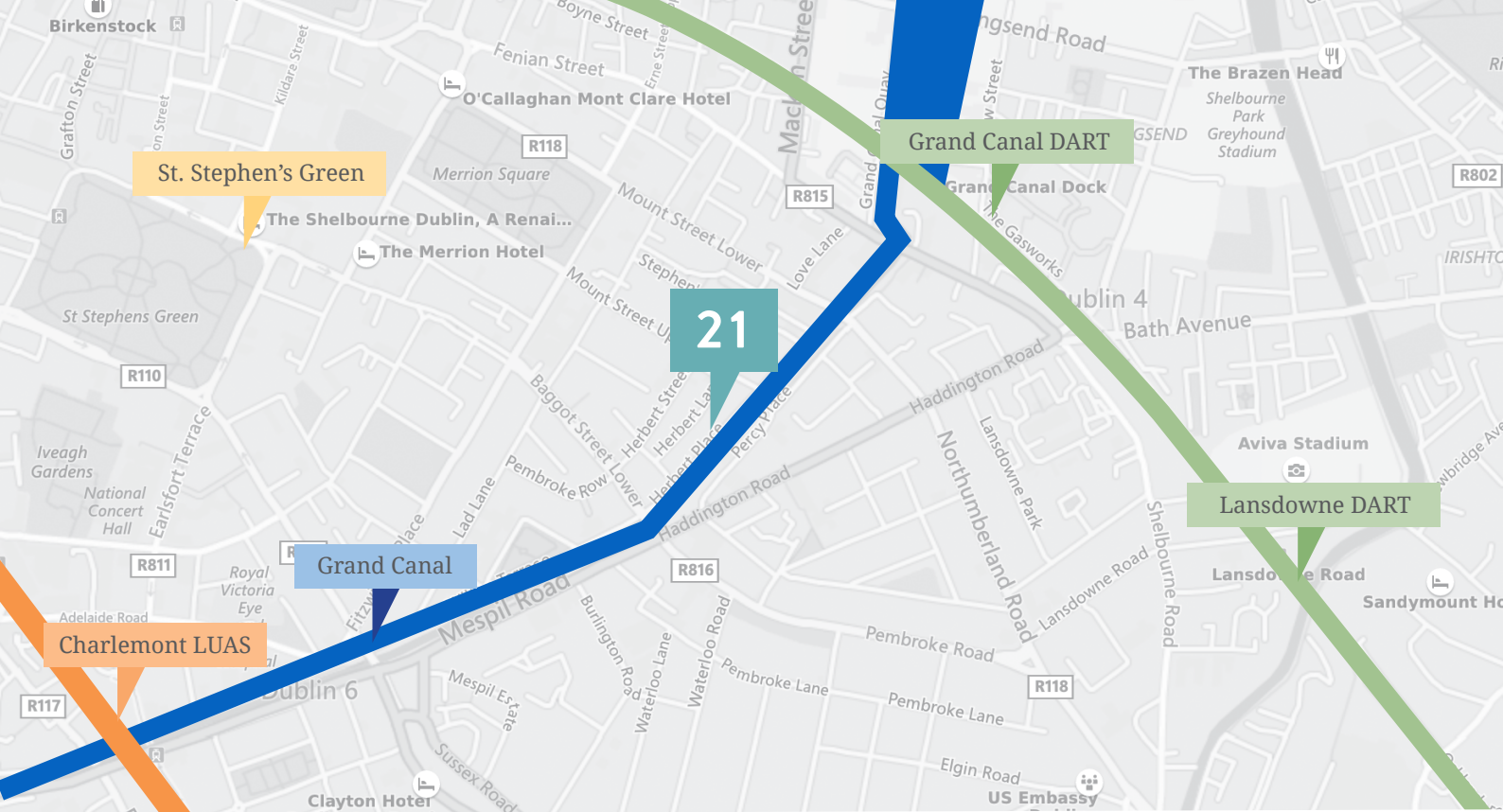
The office accommodation, laid out over the ground, first, second and third floors, comprises approx. 2,000 sq. ft. and is bright, well laid out and benefits from large interconnecting rooms.

The property has recently been meticulously redecorated and retains many original features including attractive cornicing, ornate fireplaces and ceiling roses.

The self-contained basement is in need of a full refurbishment having previously been a large one bedroom apartment. Alternatively the space could be converted to office use (SPP).

The stone mews building accessed via Herbert Lane, currently in use as a parking space, provides excellent development potential (SPP).





*For illustrative purposes only.*

## TENANCY

The current occupant intends to occupy the property on a short term basis (up to 31st August 2020) after completion of the proposed sale. This will be via a licence agreement, subject to negotiation with the purchaser. Full details including the proposed licence fee are available on request.

## TITLE

The property is held under Freehold title.

## BER

Exempt.

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**21 HERBERT PLACE**  
DUBLIN 2

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