

FOR SALE

1 CITY GATE

22 LOWER BRIDGE STREET

DUBLIN 8

Modern Office Premises
832.2 sq.m. / 8,960 sq.ft.
VACANT POSSESSION

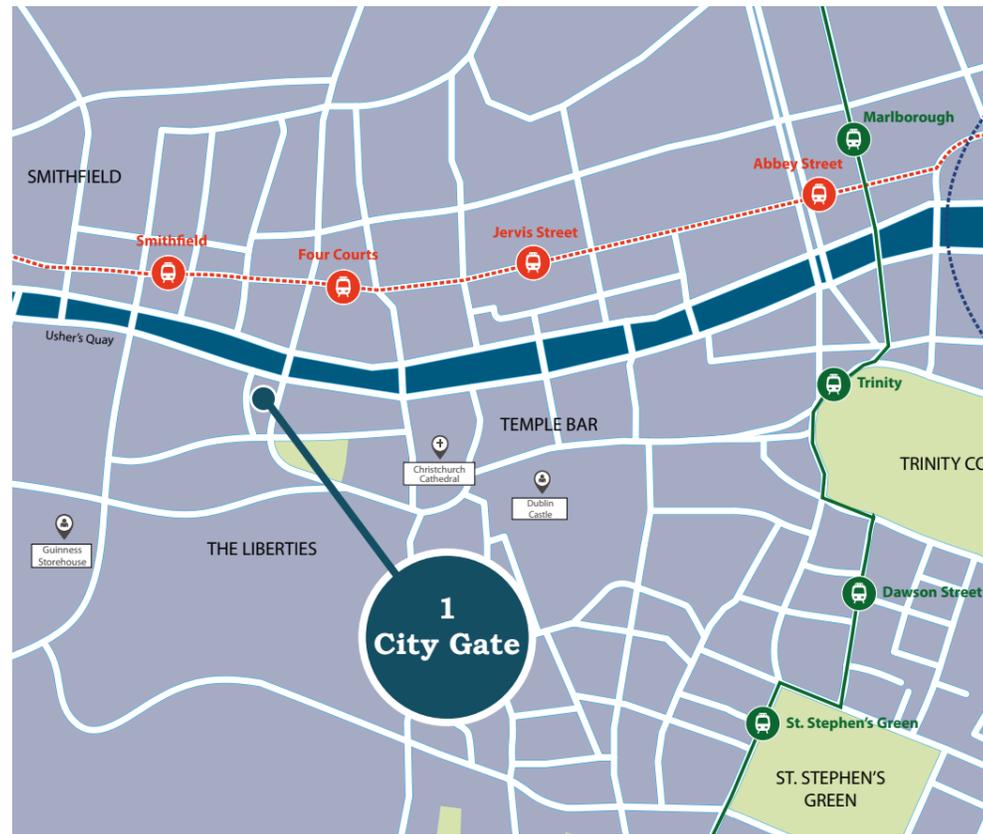


LOCATION

No. 1 City Gate is located on Lower Bridge Street, just 40m. from the River Liffey on the South Quays at the junction with Merchants Quay and Ushers Quay. No. 1 City Gate immediately adjoins the renowned "Brazen Head", known as Ireland's oldest Public House and within approximately 300m. of the Four Courts on Inns Quay and Dublin City Council offices at Wood Quay.

The area is surrounded by many of Dublin's most visited and historic visitor attractions including Guinness Brewery, Christchurch Cathedral, Old Jameson Distillery, Collins Barracks and Temple Bar. The area is also at the centre of Dublin's legal and administrative centres being adjacent to the Four Courts and Dublin City Council offices. The location is also close to the proposed new Guinness Quarter at St. James's Gate and the Digital Hub campus on Thomas Street.

The location is well served by public transport and is within 350m. of the Luas Red Line at the Four Courts Luas Stop which links with both mainline rail stations at Heuston Station and Connolly Station. There are multiple cross city bus routes closely by on the South and North Quays.





- 1 The River Liffey
- 2 Four Courts
- 3 Hampton by Hilton Hotel
- 4 Dublin City Council
- 5 Temple Bar
- 6 Christchurch Cathedral
- 7 Thomas Street
- 8 Q Park Car Park

1 City Gate, 22 Lower Bridge Street | Dublin 8 | 4

PROPERTY HIGHLIGHTS



1 City Gate is located just 40 metres from the River Liffey on the South Quays, within close proximity to the Four Courts and Dublin City Council offices.



Comprises a four-storey mixed use office building totalling c. 8,960 sq. ft. (832.3 sq. m.) providing well appointed office accommodation, serviced by a lift to all floors.



Dublin Bus stops and Dublin Bike stations are all close by. The Luas Red Line stop at the Four Courts is within 350 metres, linking rail stations at Heuston Station and Connolly Station.



Zoned Z5 'City Centre' where uses listed as permissible in principle include offices, residential, hotel, hostel, medical, education, student accommodation and many others.



DESCRIPTION

The property comprises a 4 storey office premises in a mixed-use office and residential development fronting Bridge Street Lower, with car park access off St. Augustine Street to the rear.

The building provides bright well-appointed offices over Ground to Third Floor with 8 surface car parking spaces to the rear. The building is served by a lift to all floors and is laid out in mostly open plan offices with a number of partitioned single offices, meeting rooms, a large boardroom and canteen.

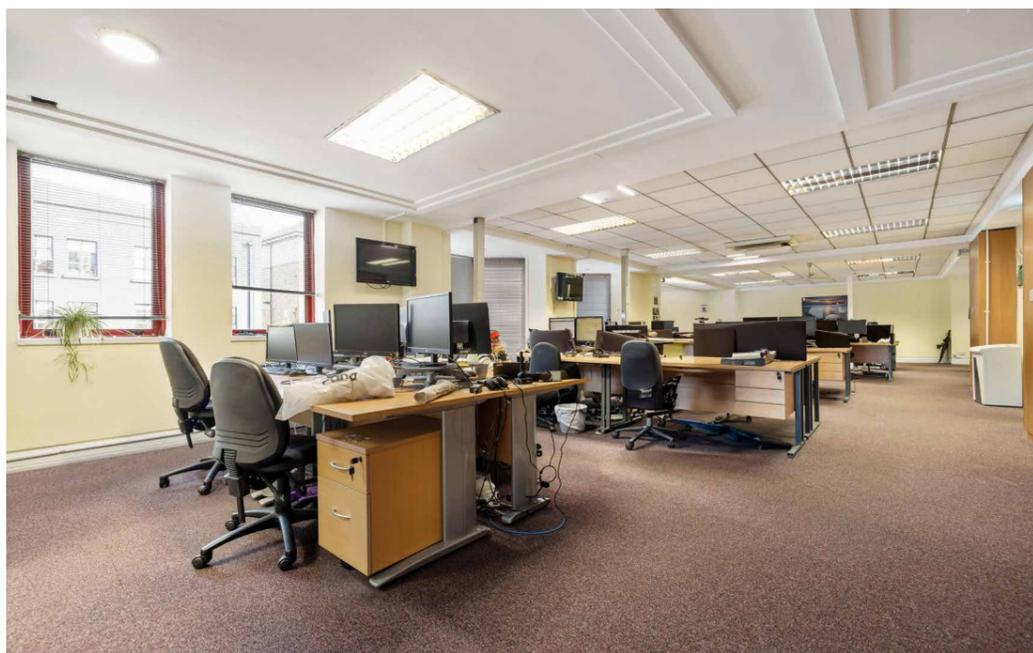
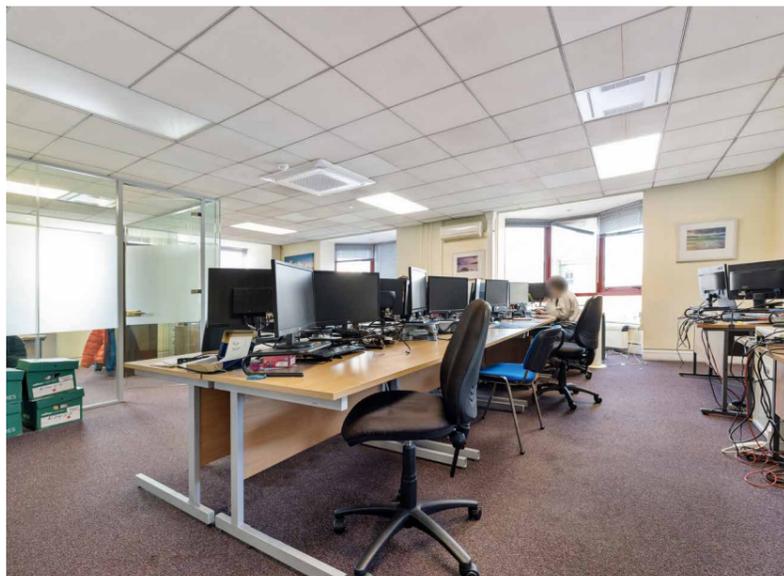
The property would suit a Headquarter Office for a medium sized company or professional practice or alternatively may suit conversion to alternative uses, potentially as residential accommodation, educational or for hotel/short term stay tourist accommodation (subject to planning).

ACCOMMODATION

Floor	sq.m.	sq.ft.	
Ground Floor	209.2	2,252	There are 8 car parking spaces included with the property.
First Floor	214.7	2,311	
Second Floor	214.7	2,311	
Third Floor	193.7	2,086	
Total	832.3	8,960	

TOWN PLANNING

The property is located in an area zoned Z5 'City Centre' in the current Dublin City Development Plan where uses listed as permissible in principle include offices, residential, Hotel, Hostel, Medical, education, student accommodation and many others





VIEWING

Viewing is strictly by appointment with Selling Agents Finnegan Menton.
Contact Nicholas Corson or Mark McCormack on 01 6147900

BER C2	TITLE	RATES	SERVICE CHARGE	PRICE
BER No.: 800944662 187.45 kWh / m ² / yr 1.22	Long Leasehold	€30,822 (2023)	€10,351	On application



CONTACT

Nicholas Corson
Email: ncorson@finneganmenton.ie

Mark McCormack
Email: mmccormack@finneganmenton.ie



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

PARTICULARS TO BE NOTED: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessee and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property. Ordnance Survey Ireland Licence No. AU0000411. Subject to contract / contract denied. PSR Licence No. 001954.
Brochure by Evolution Visuals