

For Sale by Private Treaty

# Gilford Hall

## Gilford Road, Sandymount, Dublin 4

**Attractive Office Investment**

- 3 no. self-contained Office Suites
- 336.0 sq.m. (3,615 sq. ft.)
- 0.134 Ha (0.33 acres)

Tenants not affected



# LOCATION

Gilford Hall is located on the southern side of Gilford Road in Sandymount, Dublin 4. The site is within walking distance of Strand Road (350m) as well as Sandymount Village (400m) and all it has to offer including many fine restaurants, shops and cafés.

The area is well served by public transport with Sandymount Dart Station located 8 minutes (700 metres) walk from the property. There are numerous bus routes that pass by Gilford Road serving all areas of Dublin.

Immediate surrounding occupiers on Gilford Road include new apartment development Bethany House, the Religious Sisters of Charity and Scoil Mhuire Lakelands GNS. Gilford Road and surrounding streets are some of the most sought after addresses in Sandymount.







## ACCOMMODATION

Floor	sq.m.	sq.ft.	Tenant	Lease	Mutual Break Option	Rent per annum
Ground Floor	124.5	1,340	SRJ Vision Limited	approx. 4 year 6 month lease Exp. 11/07/2028	N/A	€38,000
First Floor	113.3	1,220	SRJ Vision Limited	4 year 6 month lease Exp. 31/07/2026	N/A	€32,000
Rear Annex	98.0	1,055	Hussey Architects	4 year 9 month lease Exp. 30/06/2030	1/10/2027 6 mths notice	€29,700
<b>Total</b>	<b>335.8</b>	<b>3,615</b>				<b>€99,700</b>

\* Rent will reduce to €67,700 on expiry of the lease of the 1st floor offices in July 2026.

\* All tenants have signed Deeds of Renunciations

\* Hussey Architects lease was a renewal of a previous lease.

\* Tenants pay contribution to service charge, insurance and Rates

## PLANNING & ZONING

Under the Dublin City Development Plan 2022 – 2028, the property is located within an area zoned objective “Z15” that is “To protect and provide for community uses and social infrastructure”. The zoning appears to reflect the zoning of the adjoining school and the former zoning of the convent behind. The zoning is intended to support existing institutional or community uses that are pre-existing on the property. In this case the existing use has been in office use for over 50 years. The Plan states that redevelopment will only be considered where it can be demonstrated that there is no loss of community use and the lands are not viable for social and community use. The Development plan sets out a number of uses that are Permitted in Principle and Open for Consideration.

Permissible Uses: Assisted living / retirement home, buildings for the health, safety and welfare of the public, childcare facility, community facility, education, medical and related consultants, place of public worship, primary health care centre, residential institution, sports facility. Open for Consideration Uses: residential (limited circumstances as set out above), conference centre, restaurant, shop (local), student accommodation/ training centre (associated with the primary use), veterinary surgery.

## DESCRIPTION

Gilford Hall comprises of a two-storey cut stone former Quaker Hall which was converted to office use over 50 years ago and extended and converted into three self-contained office suites which extends to a total area of 336.0 sq.m. (3,616 sq.ft. ). The buildings stand on an overall site which extends to 0.33 acres.

Gilford Hall is a cut stone building with separate access to the ground and first floors. The rear annex office is an own door with a doorway (currently closed) that links with the front building. There is a generous car parking provision to the front and side of the property for approx. 16 spaces together with a single storey detached garage.

Internally the offices are well presented and predominantly open plan with high vaulted ceilings and exposed wooden beams along with kitchenette and WC facilities. The property benefits from CAT 5 cabling, gas fired central heating and a mixture of carpeted and laminate floors throughout.





<b>Title:</b>	<b>Price:</b>	<b>Rates:</b>	<b>BER:</b>	<b>Viewing:</b>
Freehold	On application	Ground Floor (front) €5,425	C2	Viewing is strictly by appointment with Sole Selling Agents Finnegan Menton.
		First Floor €3,035	E2	Contact Nicholas Corson at <a href="mailto:ncorson@finneganmenton.ie">ncorson@finneganmenton.ie</a> or
		Ground Floor (annex) €3,962	F	Conor Timmins at <a href="mailto:ctimmins@finneganmenton.ie">ctimmins@finneganmenton.ie</a> or 01 6147900



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