

FOR SALE / TO LET

BER E1

FULLY-FITTED OFFICE HQ

Brenson Lawlor House, Argyle Square,
Morehampton Rd, Donnybrook, Dublin 4



Fully-Fitted & Furnished Office HQ.



Prime Location in the Heart of Donnybrook.



Extending to Approximately 595.5 sq. m. (6,410 sq. ft.).



5 Dedicated Car-Parking Spaces.



Guide price of €2,200,000 and quoting rent of €200,000 p.a.

01-676 2711
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Location

The property is prominently situated just off Morehampton Road in the heart of Donnybrook Village, one of Dublin's most prestigious and sought-after addresses. Donnybrook offers a vibrant village environment with an excellent mix of cafés, restaurants, boutiques, and convenience retail all within easy walking distance.

The area benefits from strong transport links and close proximity to the city centre, making it an exceptionally attractive location for businesses seeking a distinguished office address in Dublin 4.



Description

The property, known as "Brenson Lawlor House", is located at Argyle Square, Donnybrook, Dublin 4, and comprises a two-storey over basement office property, extending to approximately 595.5 sq. m. (6,410 sq. ft.), together with five car-parking spaces.

Constructed c.1990 for Brenson Lawlor, who have occupied the building since its completion, is now being brought to the market with full vacant possession. The subject property is fully-fitted and furnished and provides a mix of open-plan & private office accommodation, meeting rooms, boardroom, reception area, kitchenette and storage.

The property may also offer potential for redevelopment in the future, with scope for higher density and possibly other uses, such as residential, subject to planning permission.



Accommodation

Description	SQ.M	SQ.FT.
Basement	114	1,227
Ground Floor	185	1,991
First Floor	297	3,196
Total Area	596	6,415

*The above floor areas are not guaranteed or warranted by the selling agents and intending purchasers should satisfy themselves as to their correctness.

Total Site Area

Approx. 0.13 acres.

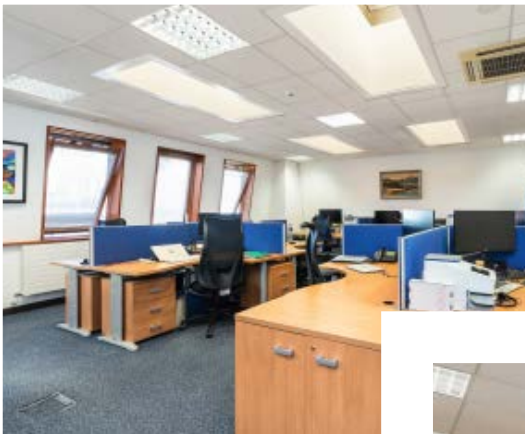
Zoning

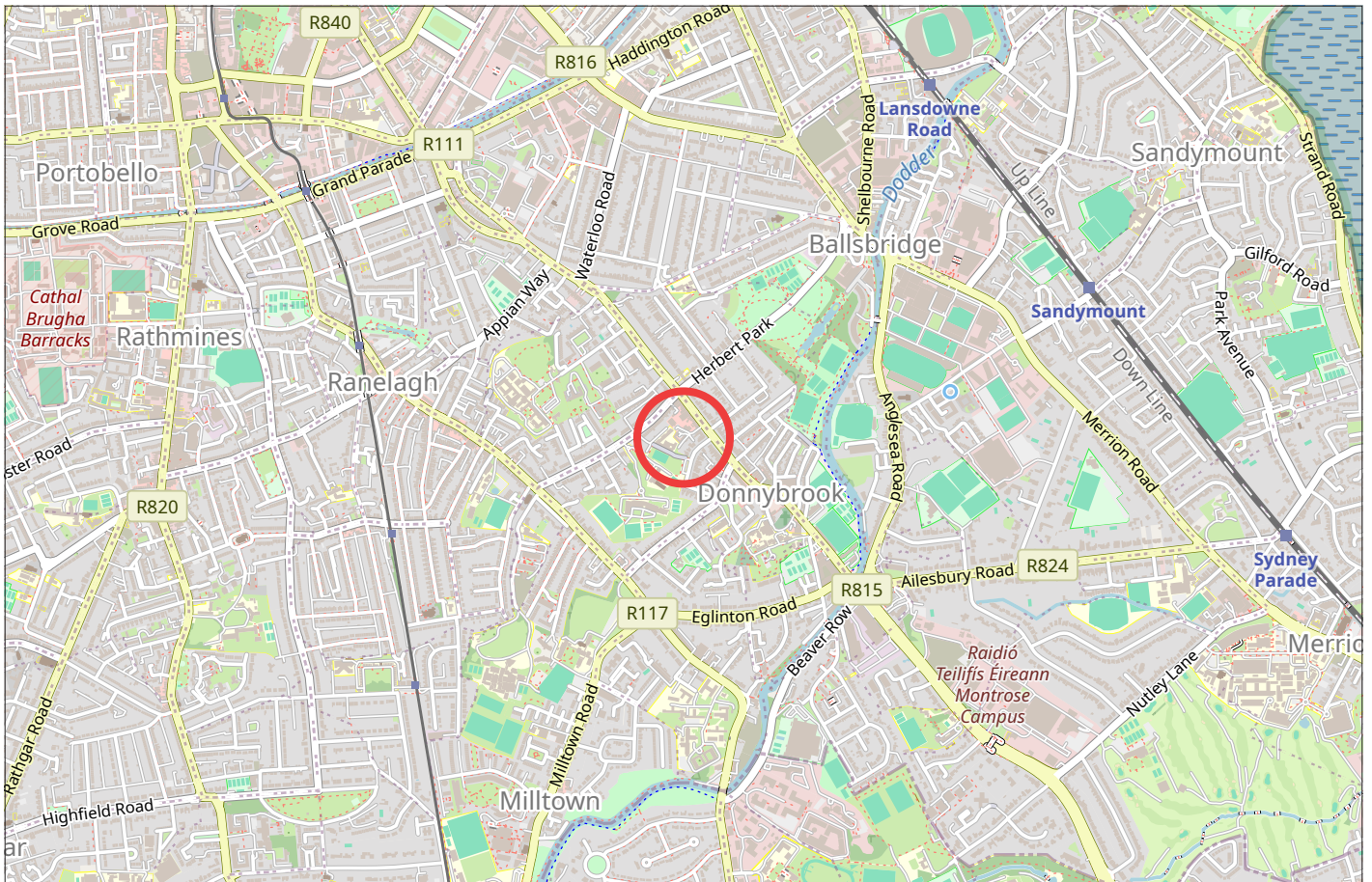
Z4: Zoned Key Urban Villages under the Dublin City Development Plan 2022-2028. This zoning objective seeks to “to provide for and improve mixed-services facilities”.

Alternative Uses Permissible Under Z4 Include: Medical and related consultants, primary health care centre, education, embassy office, enterprise centre, residential, childcare facility, veterinary surgery.

Test Fits Show Scope For:

- 54 x Open Plan Desks
- 4 x Private Offices/Breakout Rooms
- 2 x Meeting Rooms
- 1 x Boardroom
- 22 Person Canteen





BER

BER: E1

BER No: 801090382

Performance: 391.39 kWh/m²/yr

VAT

If applicable, VAT will be charged at the then prevailing rate.

Title

We understand the subject property is held freehold

Viewings

strictly by prior appointment only through sole selling agent
Avison Young.

Quoting Rent

€200,000 p.a.

Guide Price

€2,200,000

Contact Avison Young

Leo Seddon

Email: leo.seddon@avisonyoung.com

Phone: +353-87-484 6570

PSRA: 001234-010301

Fergal Burke

Email: fergal.burke@avisonyoung.com

Phone: +353-1-676 2711

PSRA: 001234-001282

AVISON YOUNG

Visit us online avisonyoung.ie

86 Merrion Square South, Dublin 2, D02 YE10

dublin.property@avisonyoung.com

PSRA Number: 001234

DISCLAIMER: Subject to Contract/Contract Denied. Without Prejudice. The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and interested parties should satisfy themselves by inspection as to their correctness.