

For Sale by Private Treaty BLOCK B • NUTLEY BUILDING • DUBLIN 4



A compelling redevelopment and asset management opportunity in a pivotal location





A high profile
Dublin 4
location





SIGNIFICANT ASSET MANAGEMENT OPPORTUNITIES

Having regard to the zoning and the high-profile nature of the asset, there are obvious opportunities to re-purpose and extend the asset with even higher value uses, subject to technical, legal and planning consents.

Opportunities include:

- Medical use or for medical related users
- Residential redevelopment with additional floors
- Hotel Use
- Extend and upgrade the office building with additional floors for letting on the office market or occupation for owner occupiers.
- Step down living facilities
- Student Accommodation

Extensions and redevelopment would only be possible within the defined redline demise of ownership

Zoning

The property is zoned Z4 - Key Urban Villages / Urban Villages under the Dublin City Council Development Plan 2022-2028.

Z4 zoning seeks to provide for and improve mixed-services facilities, supporting a vibrant local centre with a variety of commercial, retail, community, and residential uses.



◀ HOTEL
 PERFECTLY POSITIONED FOR BOUTIQUE HOTEL.



◀ MEDICAL CENTRE
 OUTSTANDING LOCATION NEXT TO ST VINCENT'S UNIVERSITY HOSPITAL.



▶ RESIDENTIAL POTENTIAL
 TO DELIVER PREMIUM HOMES IN DUBLIN 4.



LOCATION

The building occupies a prime position in the heart of Dublin 4, one of the capital's most prestigious commercial districts adjacent St. Vincent's University Hospital and within close proximity to RTE.

Surrounded by leading institutions and high-profile occupiers, this exceptional setting offers unrivalled accessibility and a wealth of nearby amenities.

St. Vincent's University Hospital is located opposite the Merrion Centre which further enhances its appeal for healthcare, consultancy, and life sciences occupiers.

Neighbouring occupiers include:

St Vincents University Hospital

Merrion Shopping Centre

Tesco

Embassy of Japan

Embassy of Spain

Bonkers.ie

Sedgewick Ireland

Willis Towers Watson

Allianz Ireland

Merrion Inn

Clayton Hotel



AMENITIES

The building is part of the Merrion Centre which has numerous amenities, shops, restaurants and is anchored by Tesco.

The surrounding area is also rich in amenities, with a vibrant mix of premium restaurants, hotels, financial services, and retail options, creating a dynamic and professional environment for modern business.



250 meters from DART Station.



Local Walk Times



Merrion Shopping Centre	1 min
Tesco	2 mins
The Merrion Inn	3 mins
Circle K Elm Park	3 mins
Keshk Mediterranean Cuisine	6 mins

Local Drive Times



Elm Park Golf & Sports Club	2 mins
Maldron Hotel	6 mins
Clayton Hotel Ballsbridge	4 mins

Transport & Accessibility



The new Dublin BusConnects network introduces high-frequency 'Spine' and radial routes, enhancing connections across Dublin, including E-Spine services (E1, E2, Radial 19)

Sydney Parade DART Station - 250m away
R138 and N11 - immediate access
Dublin Airport - 25 min drive via Port Tunnel



Businesses

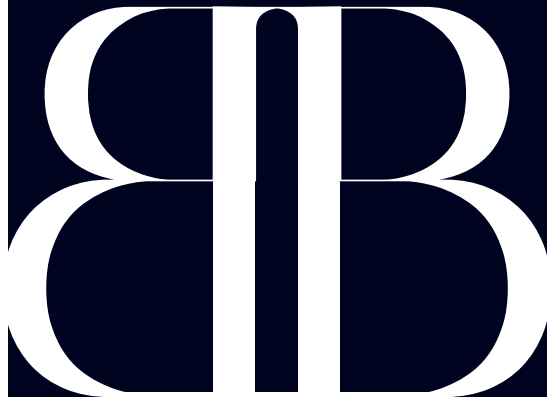
- BlackRock Asset Management
- Bord Bia
- Avolon
- Eirgrid
- Arch Re Insurance
- Meta (Facebook)
- Bonkers.ie
- Sedgwick Ireland
- Willis Towers Watson
- Norvatis
- Allianz Insurance
- Infosys

Amenities

- Clayton Hotel
- Merrion Shopping Centre
- Tesco
- The Merrion Inn
- Circle K
- Keshk Mediterranean Cuisine
- Maldron Hotel
- The Old Punch Bowl

Embassies

- The British Embassy
- Embassy of China
- Embassy of India
- Embassy of Spain
- The Lithuanian Embassy
- Embassy of Japan
- Embassy of Germany



PROPERTY FEATURES

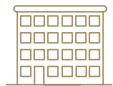
Rare opportunity for an owner-occupier or investor to acquire a high-profile own-door commercial building fronting Merrion Road.



Prominent own-door office building beside Merrion Shopping Centre complex.



32 underground parking spaces.



Bright efficient space of 16,840 sq ft (NIA) over four floors.



For sale with vacant possession.



A significant opportunity to unlock the full potential of a vacant office building in a prime location.



Potential for alternative uses, including medical or residential, subject to planning permission.



Zoned Z4 - Key Urban Villages, supporting mixed-use development with commercial, retail, community, and residential opportunities.





Refurbishment Option - Illustration Purposes Only.

THE PROPERTY

The property is highly visible with a prominent position fronting Merrion Road. It comprises 16,840 sq ft (NIA) spread over four floors (excluding the ground floor) and includes designated underground parking for 32 cars.

The building is formed by a concrete frame with cast in situ concrete floors and ceilings with red brick facade. The building is rectangle shaped with efficient floor plates and extensive window glazing running the length of the east and west elevations creating high levels natural light. The upper floors of the building have an excellent views over Dublin Bay.

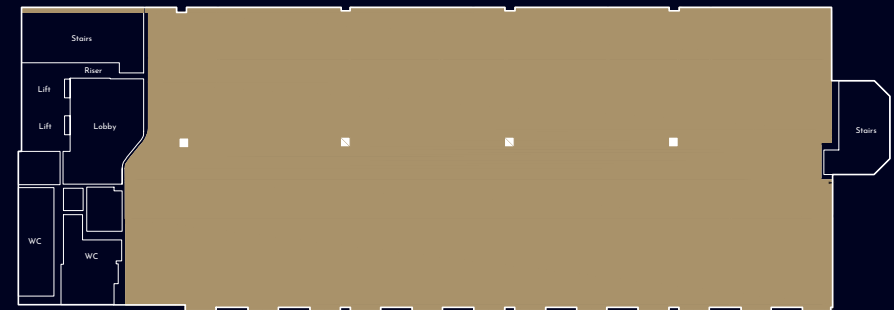
The building has its own door entrance facing Merrion Road with a spacious ground reception area. It is ideal for an owner occupier looking for profile in Dublin 4.

The four floors are configured for office use. The current specification includes raised access floors, suspended ceilings with integrated lighting, and ladies' and gents' toilets on each level and two lifts serving all levels from the ground floor reception.

ACCOMMODATION SCHEDULE

First Floor	394.1 sqm	4,243 sqft
Second Floor	393.6 sqm	4,257 sqft
Third Floor	393,5 sqm	4,254 sqft
Fourth Floor	383.5 sqm	4,126 sqft
Total NIA - Net Internal Area	1,564.3 sqm	16,840 sqft

TYPICAL FIRST - THIRD FLOOR PLAN



FOURTH FLOOR PLAN



Illustration Purposes Only.



Illustration Purposes Only.



Title

Blocks B is subject to long leasehold title of 9,999 years from 1st January 1989. Summary of the long leasehold title is available in the data room.

VAT

Will be charged on the sale

BER



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For further information and the quoting Sale Price please contact:

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