

AVAILABLE NOW | TO LET

GEORGIAN OFFICES



KILDARE STREET

DUBLIN 2

UNIFYING GEORGIAN ELEGANCE WITH CONTEMPORARY ARCHITECTURAL DESIGN



Restored and modernised by Kennedy Wilson, the vision was to create office space unifying Georgian elegance with contemporary architectural design to produce the perfect office solution which is unrivalled in the marketplace.

No's 19 & 22 Kildare Street are standalone period office buildings while No. 20A connects via the business lounge to the modern office building to the rear.

All the period buildings have been carefully restored to the highest standards.

BEAUTIFULLY PROPORTIONED OFFICE SPACE WITH PERIOD FEATURES



The Georgian buildings have protected structure status and have been carefully restored with painstaking attention to detail & precision.

20 Kildare Street period facade features fully restored brick and natural stone. The timber entrance doors and fanlight finishings have been repaired to the highest standard.

Washrooms have been added to each of the buildings along with tea stations. It's this effortless connectivity between the old and new architecture that is exceptionally rare to find in the Dublin market.

PRIVATE ENTRANCES FRONTING KILDARE STREET

CONTEMPORARY & HERITAGE

THE SPECIFICATION INCLUDES THE FOLLOWING:

- Mixture of ornate and modern office lighting
- Ornate cornice and coving
- Tastefully painted walls and interiors
- Electric heating system
- High quality toilet facilities
- Tea station/Kitchenette facilities
- Carpet tile finishes
- Floors wired for power and data



The light-filled hallways of the Georgian buildings provide a grand entrance for tenants of Kildare Street. The elegant staircases and sash windows have been lovingly refurbished to the highest of standards reconnecting the building with its original character. Draught-proofing systems have been installed to improve thermal performance.

The buildings' fabric is refurbished to provide for all amenities and functions expected of modern office space.

The period fireplace surrounds have been refurbished and restored.



ACCOMMODATION

(APPROXIMATE NIA)

BUILDING	FLOOR	IPMS 3		NET INTERNAL AREA (NIA)	
		sq. m.	sq. ft.	sq. m.	sq. ft.
No. 19	Basement	36.8	396	33.9	365
	Ground	54.4	586	50.6	546
	First	55.4	596	52.1	560
	Second	55.8	601	51.5	554
	Third	37.1	399	34.4	369
	No. 19 Floor Total		239.5	2,578	222.5
No. 20	Basement	14.3	154	14.1	152
	Ground				
	First	81.8	880	75.9	817
	Second	82.4	887	76.3	822
	Third	82.8	891	76.9	828
	No. 20 Floor Total		261.3	2,812	243.2
No. 21	Basement	41.9	451	39.0	420
	Ground	84.1	905	79.5	855
	First	84.3	907	82.5	888
	Second	84.3	907	81.4	876
	Third	72.7	783	70.9	764
	No. 21 Floor Total		367.3	3,953	353.3
No. 22	Basement	34.0	366	30.9	332
	Ground	59.0	635	54.6	587
	First	60.4	650	56.5	608
	Second	60.3	649	56.1	603
	Third	46.9	505	43.7	470
	No. 22 Floor Total		260.6	2,805	241.8

- Car Parking no. 20A** 1 car space available with No. 20A only (€4,500 per space)
- Quoting Rent** On Application
- Service Charge** Not applicable to No.s 19 & 22 as standalone buildings.
The estimated service charge budget for No.20A equates to approx. €2.75 per sq.ft. ex. VAT for 2022.
- Local Authority Rates** TBC
- Availability** Available immediately.

THE BEAUTY OF 20 KILDARE STREET IS THE WAY IN WHICH THE OLD AND NEW STRUCTURES LIVE TOGETHER.

Tenants will get to enjoy the best of both worlds - the elegance of the refurbished Georgian buildings fronting Kildare Street and on the other hand a contemporary 7-storey (over basement) state-of-the-art office building. The two structures are married together by a spectacular 3-storey high glazed atrium.

From the moment they arrive, tenants can enjoy the favourable amenities at 20 Kildare Street, which make for an unrivalled office experience. Whether your office is in the charming Georgian buildings or the contemporary modern extension, all tenants at 20 Kildare Street have access to best-in-class facilities.





AGENT



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