




# RH W

12 Duke Lane, Royal Hibernian Way, Dublin 2



TO LET | A UNIQUE OPPORTUNITY IN THE HEART OF  
DUBLIN'S CENTRAL BUSINESS DISTRICT



## THE OPPORTUNITY

Forming part of the Royal Hibernian Way, 12 Duke Lane offers a unique opportunity to occupy over 5,740 sq.ft. of refurbished contemporary accommodation in the heart of the Central Business District.



## EXECUTIVE SUMMARY



Prime City Centre Address



Modern Own door office opportunity



Available in its entirety or on a floor by floor basis



Refurbished to an excellent standard delivering top class office accommodation



Flexible and efficient office floor plates



Passenger Lift access



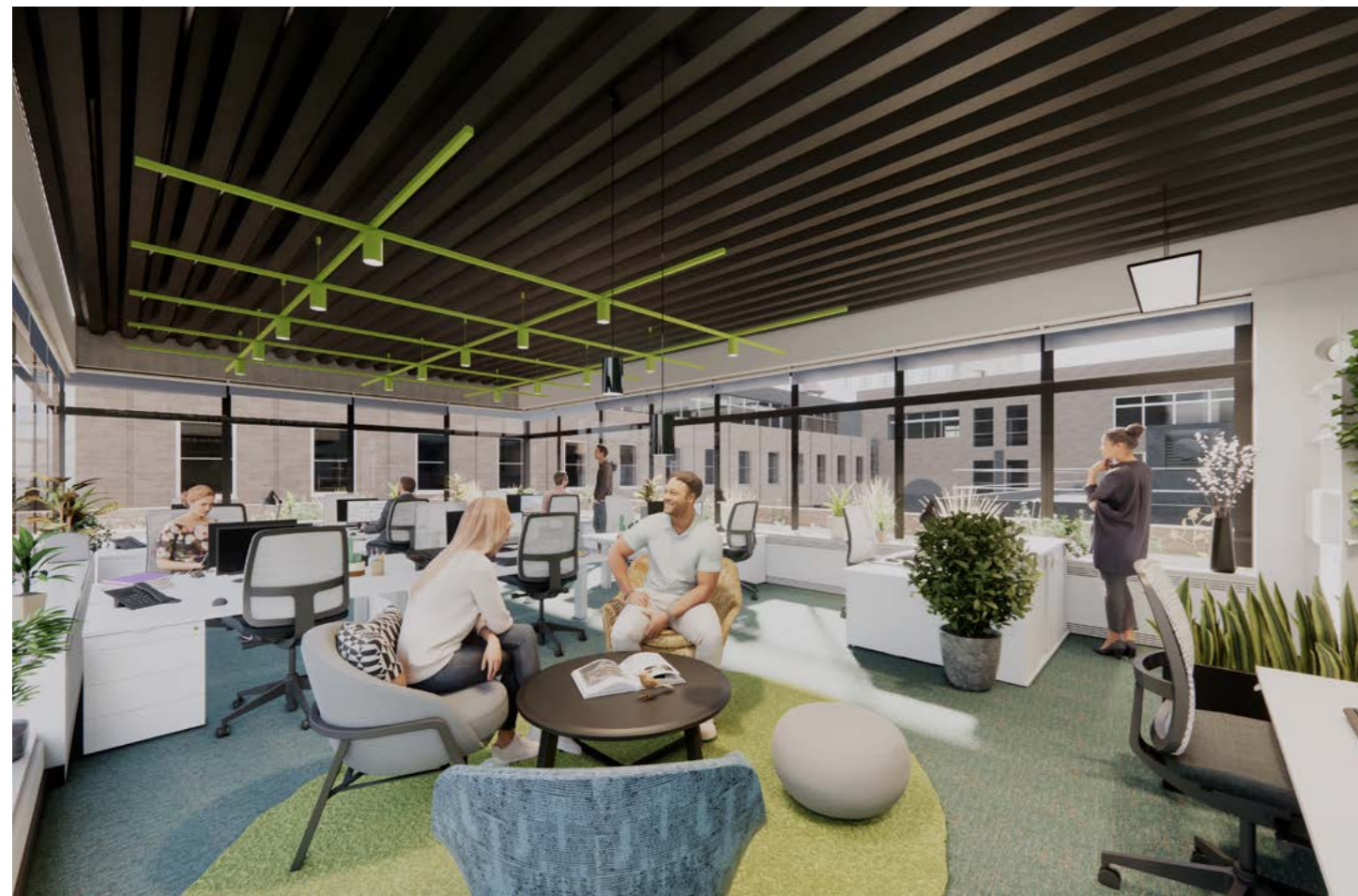
Unrivalled connectivity

# RHW

The Royal Hibernian Way has recently undergone a major refurbishment and re-branding project.

## THE PROPERTY

12 Duke Lane comprises a four-storey office building over ground floor entrance lobby. The property has undergone an extensive refurbishment programme and extends to approx. 533 sq.m. (5,740 sq.ft.). The property benefits from a new own door entrance and refurbished lobby off Duke Lane with passenger lift access to the upper floors. The contemporary office space provides bright open plan floorplates finished to a high specification.



\* All CGIs are for illustrative purposes.

## SPECIFICATION

Suspended/exposed ceilings

Raised access carpeted floors

CAT 6 cabling

LED lighting

Part air-conditioned

Passenger lift

New w.c.'s on all levels

New kitchenettes

Excellent natural light throughout

## UNRIVALLED LOCATION

Royal Hibernian Way is considered one of the best located retail, leisure and office developments, situated in the centre of Dublin's prime commercial district, linking Grafton street to Dawson Street and the Central Business District (CBD).

The location offers an abundance of amenities for employees with a variety of national and international retailers located within metres of the subject property on Grafton Street and surrounding streets, together with a host of F&B outlets to choose from.



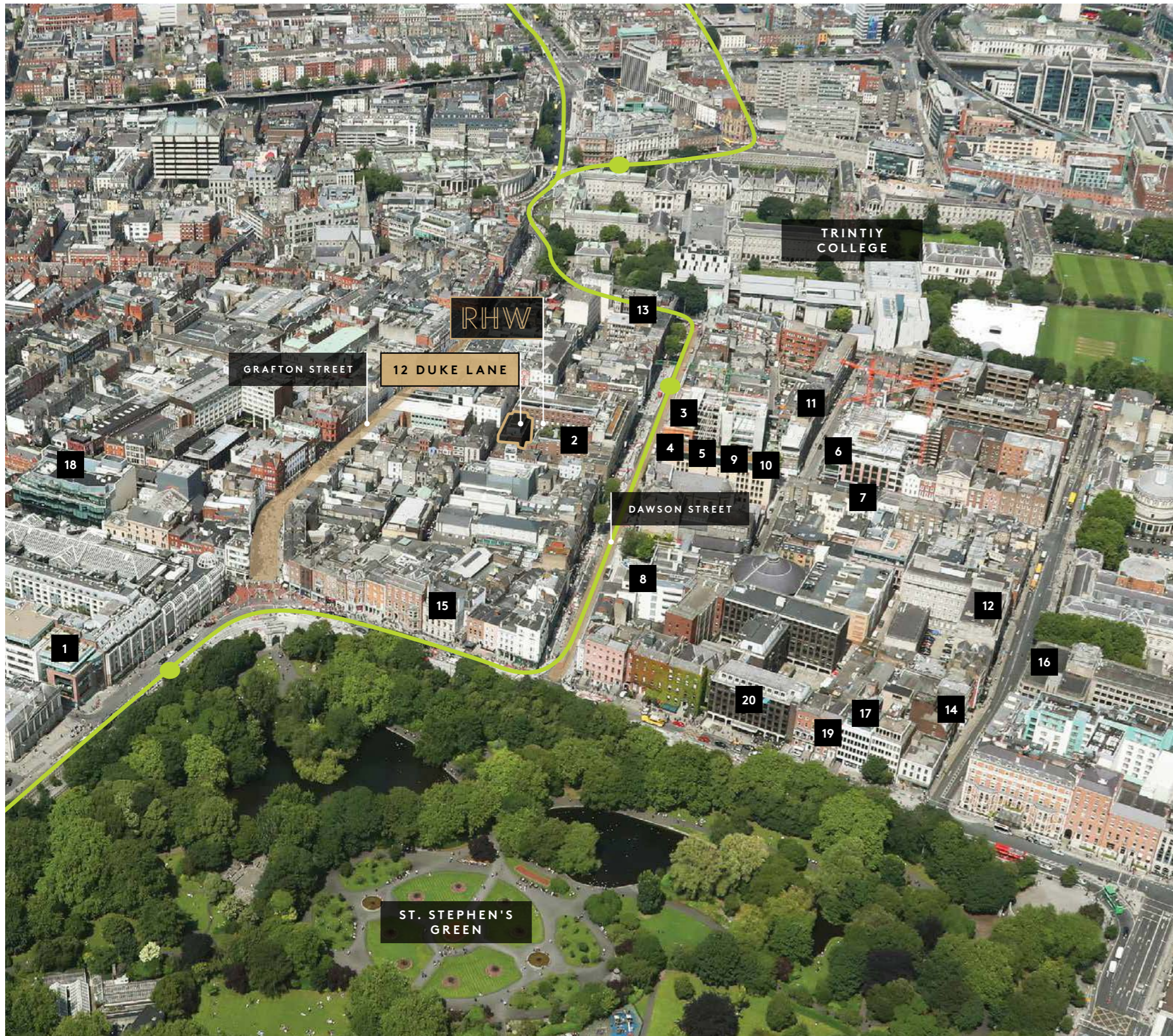
## ACCESSIBLE

Royal Hibernian Way is one of the city's most accessible locations with excellent transport links in the immediate vicinity. The LUAS Cross City line is located directly outside the entrance to Royal Hibernian Way on Dawson Street. Pearse Street DART station and Dublin Bikes are located within 10 minutes and 1 minute stroll of the property respectively. The area is also serviced by multiple Dublin Bus routes.

## WALKING TIMES



	Dublin Bikes	On your doorstep
	Taxi Rank	On your doorstep
	Luas Green Line (Dawson Street)	On your doorstep
	Dublin Bus (Dawson Street) Route: 7B, 7D, 11, 37, 38, 38A, 38B, 38D, 39, 39A, 39X, 44, 46A, 46E, 61, 70, 116, 118, 145, 155	2 minutes
	Luas Green Line (St. Stephens Green)	5 minutes
	Luas Red Line (Abbey Strewt)	5 minutes
	Dart (Pearse Street)	10 minutes
	Intercountry Commuter Train (Pearse Street)	12 minutes
	Dart (Tara Street)	13 minutes



## A VIBRANT CITY CENTRE LOCATION

Royal Hibernian Way provides occupiers with the opportunity to locate their business in a prime landmark destination in the heart of Dublin 2, surrounded by a host of leading National and International companies.

1	Indeed
2	Davy Group
3	Barclays Ireland
4	TD Global Finance
5	Goshawk Aero
6	AIB
7	Maples Group
8	Nuritas
9	DLA Piper
10	Trulioo
11	New Ireland Assurance
12	Department of Enterprise, Trade and Employment
13	Service Now
14	Dentons Ireland
15	XL Catlin
16	Department of Agriculture
17	Kroll
18	Qualtrics
19	Cantor fitzgerlad
20	Intercom

# RHW

## DINE

- |                                     |                            |
|-------------------------------------|----------------------------|
| 1 Lemon and Duke (RHW)              | 10 37 Dawson Street        |
| 2 Isabelle's Restaurant & Bar (RHW) | 11 Milano                  |
| 3 BAH33 (RHW)                       | 12 Café en Seine           |
| 4 Il Fornaio (RHW)                  | 13 Maneki Japanese Cuisine |
| 5 Davy Byrnes                       | 14 Zozims                  |
| 6 The Duke                          | 15 Coffee Angel            |
| 7 Bunsen                            | 16 Featherblade            |
| 8 Xian Street Food                  | 17 The Ivy                 |
| 9 Butlers                           | 18 Six by Nico             |

## HEALTH, FITNESS AND BEAUTY

- |                           |                                   |                             |
|---------------------------|-----------------------------------|-----------------------------|
| 1 Brian Martin Fitness    | 4 Flyefit – South George's Street | 7 Lunatic Fringe Hair Salon |
| 2 YMCA Fitness            | 5 Aviary Lane Hairdressers        | 8 Kuzami Hair Salon         |
| 3 Flyefit – Baggot Street | 6 Toni&Guy Hair Salon             |                             |

## HOTELS

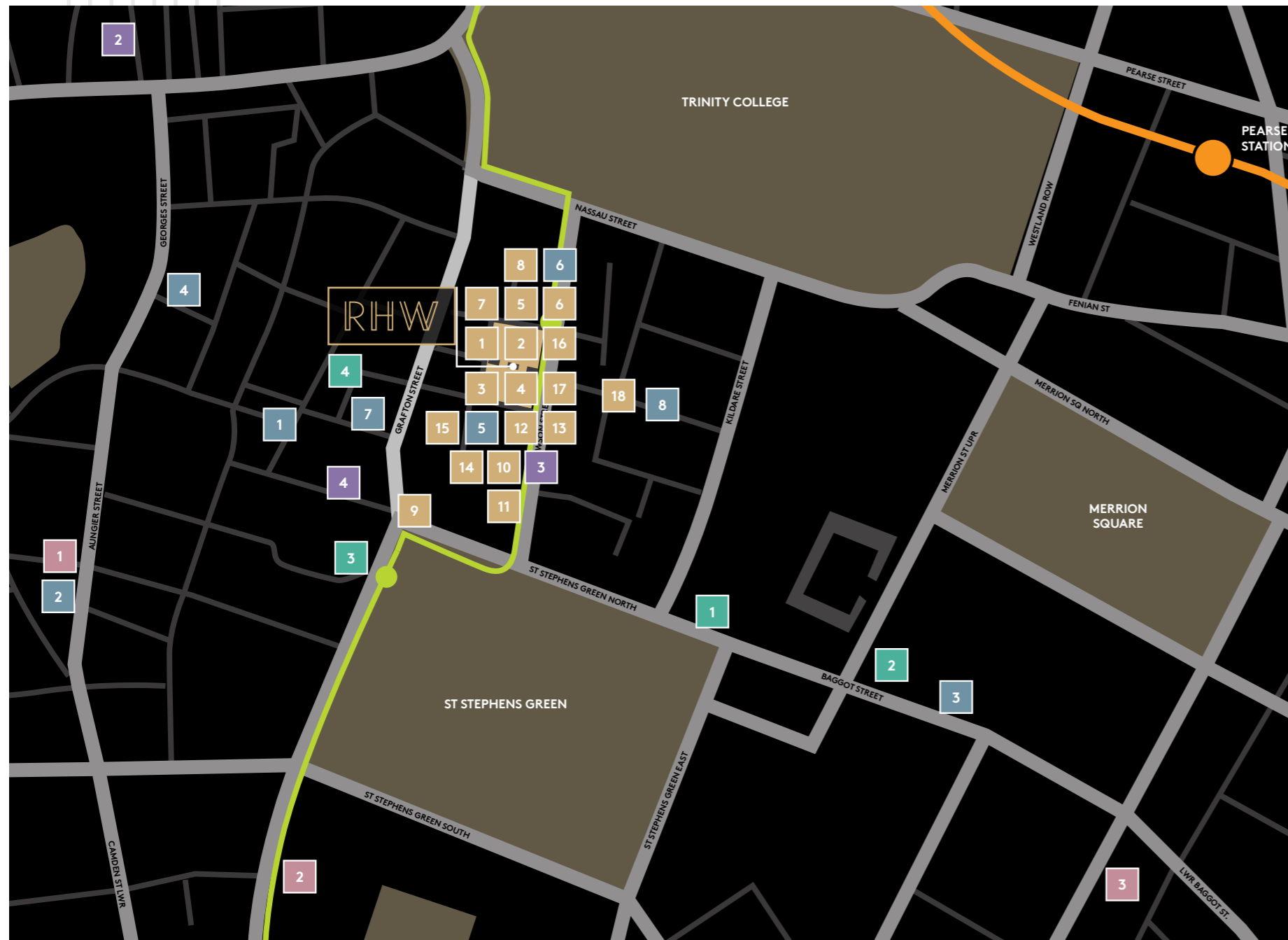
- |                         |
|-------------------------|
| 1 The Shelbourne Hotel  |
| 2 The Merrion Hotel     |
| 3 The Fitzwilliam Hotel |
| 4 The Westbury          |

## CHILDCARE

- |                                    |
|------------------------------------|
| 1 Beehive Creche                   |
| 2 Harcourt Creche                  |
| 3 Fitzkinder Creche and Montessori |

## ENTERTAINMENT

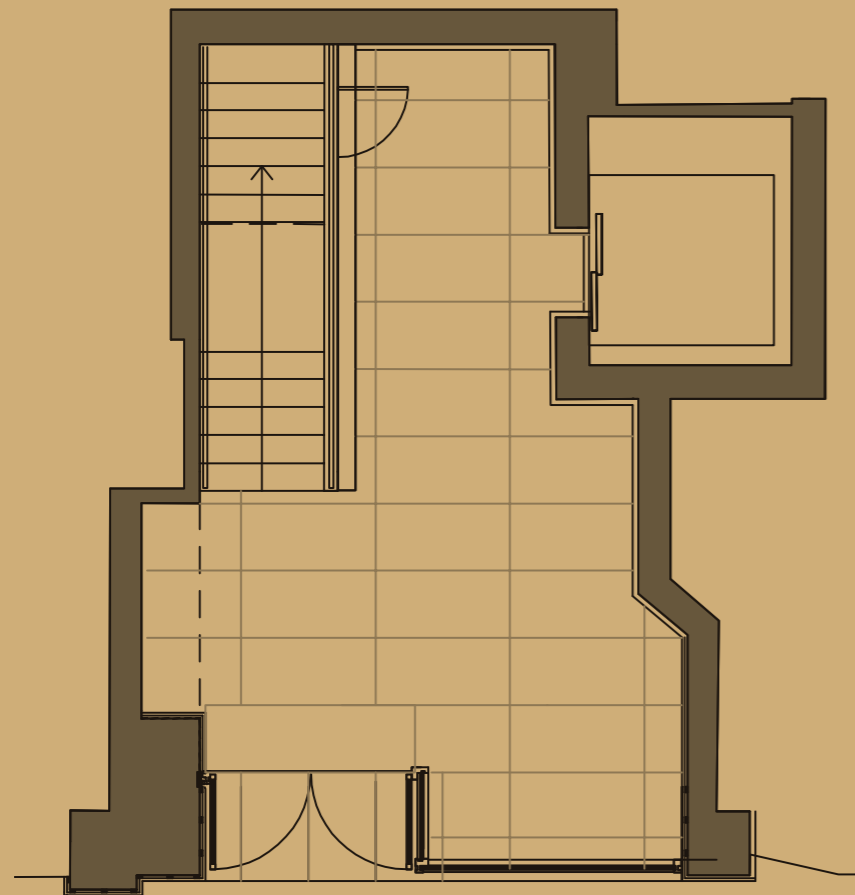
- |                        |
|------------------------|
| 2 Irish Film Institute |
| 3 Glass Mask Theatre   |
| 4 The Gaiety Theatre   |



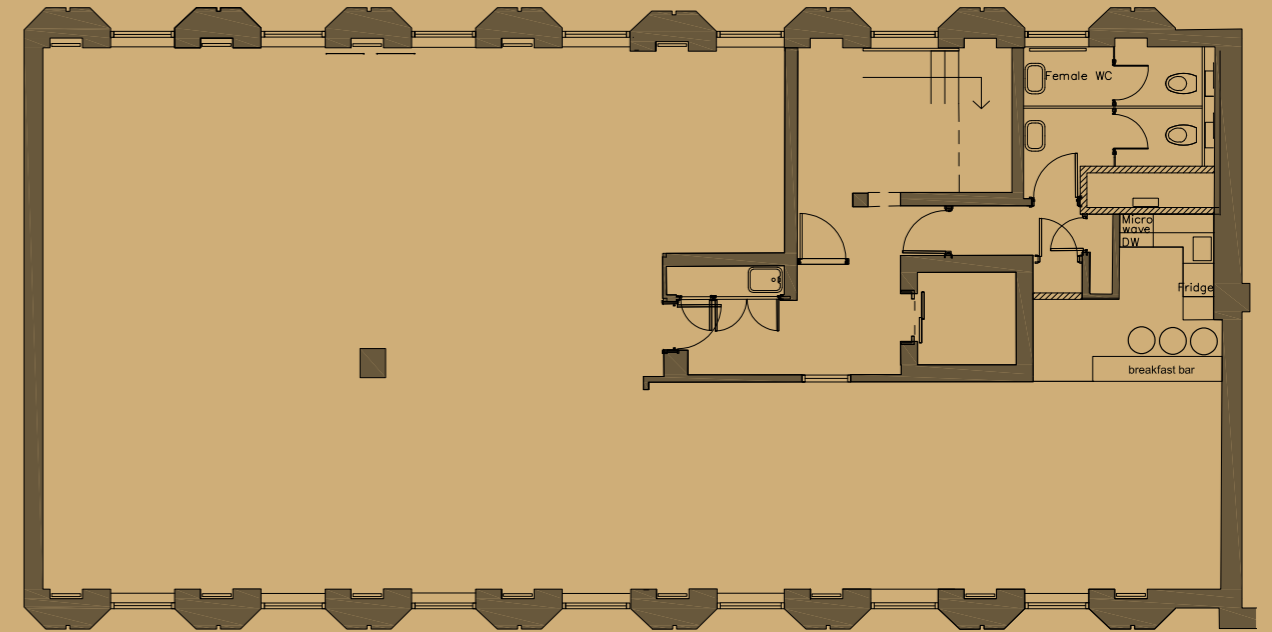
## ACCOMMODATION SCHEDULE

Floor	Sq.m.	Sq.ft.
First Floor	153.5	1,652
Second Floor	158	1,701
Third Floor	156	1,679
Fourth Floor	65.5	705
<b>Total</b>	<b>533.3</b>	<b>5,740</b>

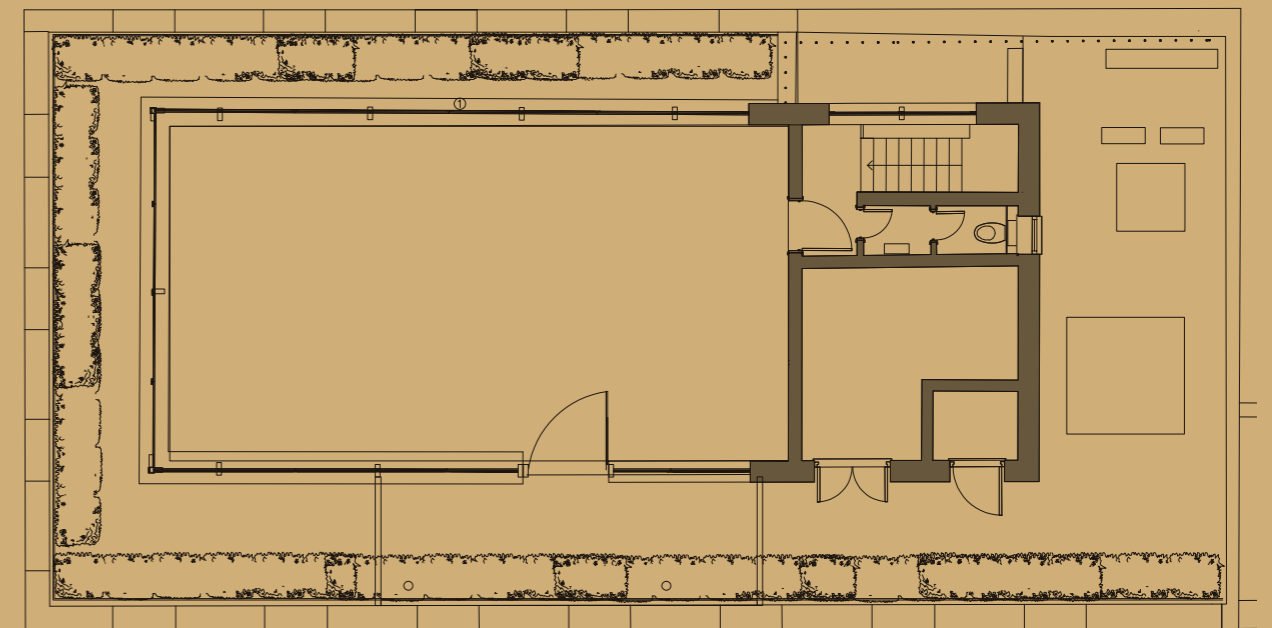
## GROUND FLOOR



## FIRST / SECOND / THIRD FLOOR

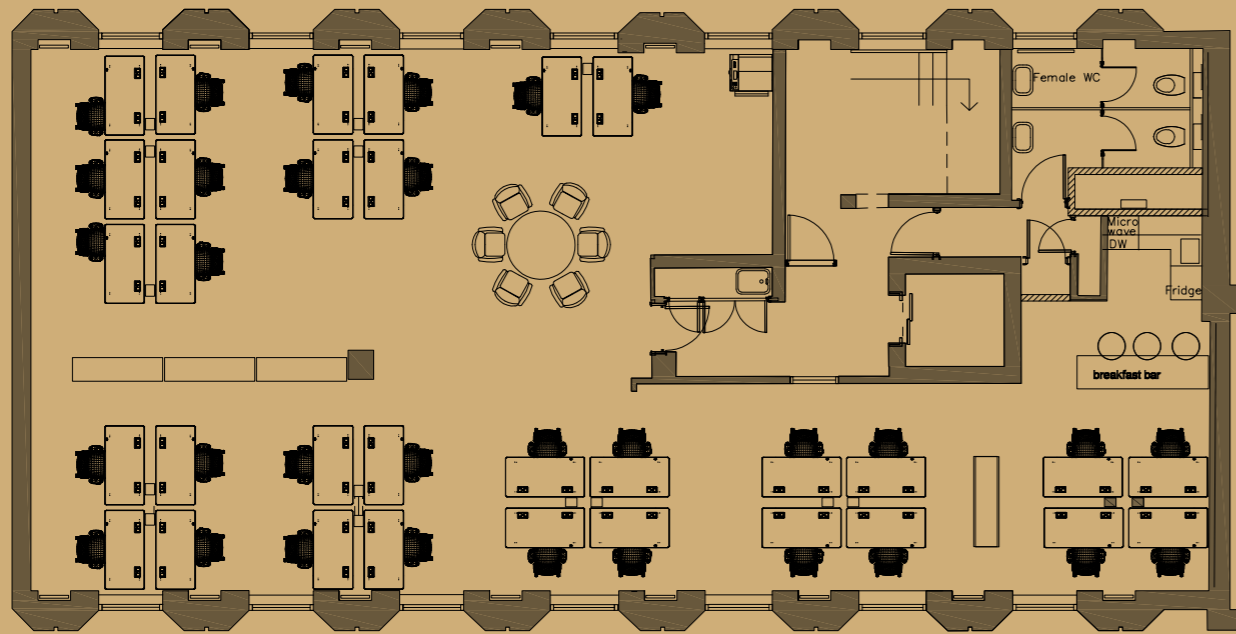


## FOURTH FLOOR

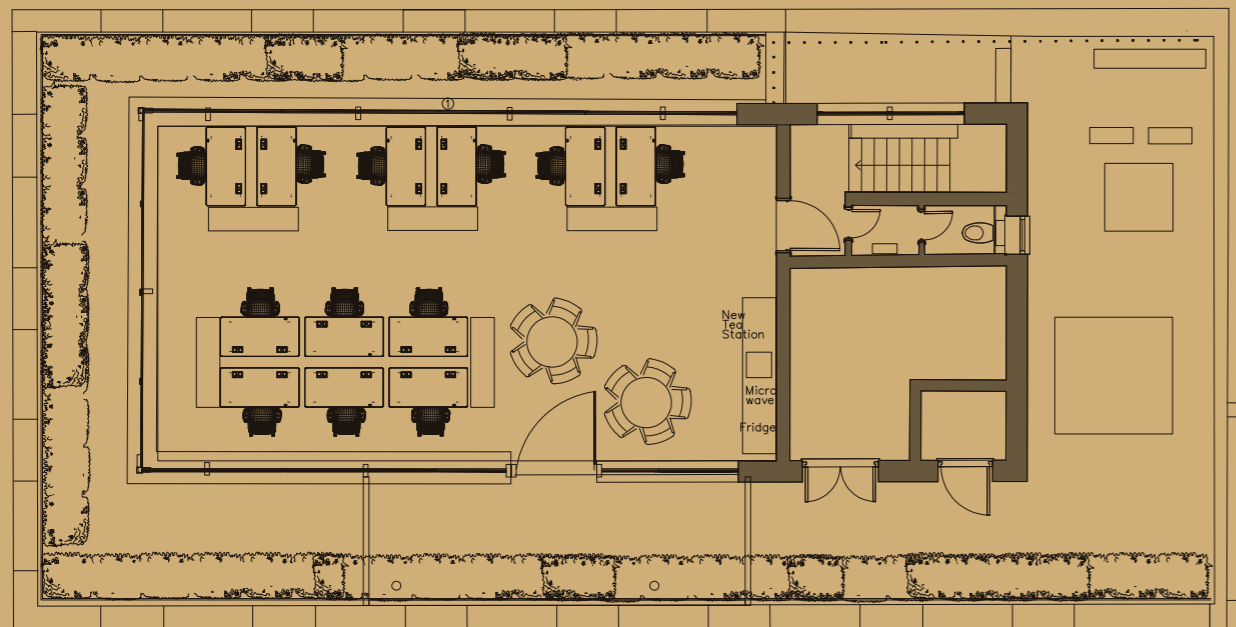


## SAMPLE LAYOUTS

### FIRST / SECOND / THIRD FLOOR



### FOURTH FLOOR



# RHW

12 Duke Lane , Royal Hibernian Way, Dublin 2

TO LET | A UNIQUE OPPORTUNITY IN THE HEART OF  
DUBLIN'S CENTRAL BUSINESS DISTRICT





# IRHW

12 Duke Lane, Royal Hibernian Way, Dublin 2

## AVAILABILITY

To Let on new flexible  
lease terms

## RENT

On application

## BER



## VIEWING

Strictly by appointment  
with sole agents only

## AGENT



Tel: +353 1 6477900

[www.bannon.ie](http://www.bannon.ie)

## LUCY CONNOLLY

+353 1 6477900

[lconnolly@bannon.ie](mailto:lconnolly@bannon.ie)

PSRA: 001830-005123

PSRA: 001830

These particulars are issued by Bannon on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that - (a) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 ©Government of Ireland.