

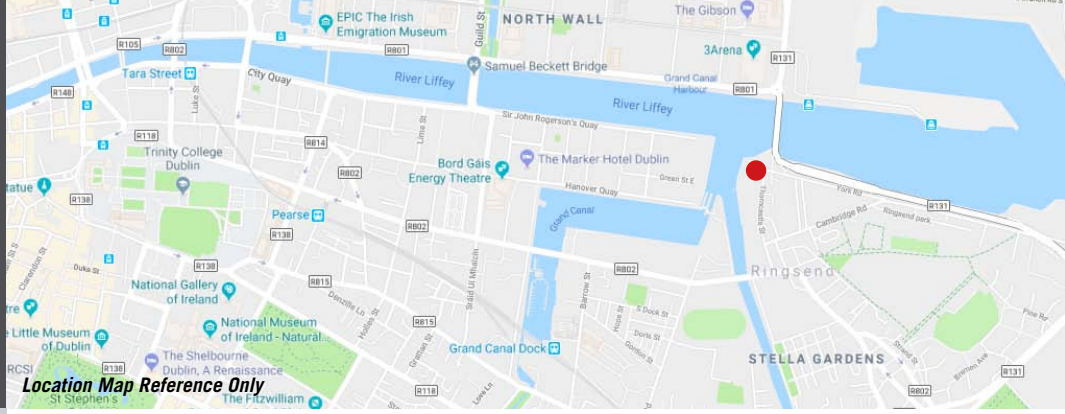
Portview House,  
Thorncastle Street, Dublin 4

COMMERCIAL OFFICES



BER **D1**

- Prime Grade A penthouse offices extending to 491 sq.m. (5,286 sq.ft.)
- Modern 5 storey office building with 4 secure underground car park spaces
- Impressive waterside location overlooking the River Liffey adjacent to landmark Capital Docks
- The property comes with the benefit of full Vacant Possession



Location Map Reference Only



## LOCATION

Portview House is located on the northern end of Thorncastle Street overlooking the River Liffey in Dublin 4. The immediate area is a mix of prime office buildings, a modern apartment block and low density established housing. Ringsend Village is approximately 500 metres south of the subject property with 'Silicon Docks' located 1 kilometre to the west. The docklands are home to a host of US tech companies including Facebook, Google, Accenture, Air B&B and Trip Advisor in addition to attracting leading legal firms such as McCann Fitzgerald, Matheson and Mason Hayes & Curran.

The docklands provide a new urban living quarter in the heart of Dublin City which continues to attract a large number of high profile companies. The general area is also home to landmark locations such as the Three Arena, Bord Gais Energy Theatre and the Aviva Stadium all within walking distance.

'Capital Dock' is located just 150 metres west is due for completion in Q4 of this year. Capital Dock comprises nearly 350,000 sq.ft. of prime office space with retail and build to let apartments.

In terms of transport the area is well connected with Grand Canal Docks train station 1.3 kilometres distance. The LUAS is accessible on the red line at the Three Arena 200 metres north and the cross city at Trinity Collage 3 kilometres west which connects into the green line to Saggart.

The immediate area will benefit from the Dodder Public Transportation Opening Bridge project (PC – 2020) which will deliver a link bridge connecting the Poolbeg peninsula with the south docklands. The bridge forms part of the Poolbeg West SDZ which comprises of land holdings of approximately 38 hectares. As part of its construction, infrastructure will be put in place to connect the LUAS at a later date.

This will greatly enhance the connectivity and accessibility of the area direct to the city centre and will be a welcome development to occupiers in the area.

## DESCRIPTION

Portview House comprises of a five storey over basement car park grade A office building positioned on a prime riverside location overlooking the River Liffey adjacent to Dublin's Docklands.

The top floor harnesses the use of natural light with feature glazing throughout that provide one of the best panoramic views of Dublin City.

The configuration is primarily open plan with a large conference room and separate office/meeting rooms in addition to fully equipped kitchen, washrooms and shower.

Specification includes raised access flooring with carpet tile coverings, floor boxes wired for power and data cabling, suspended ceilings, air conditioning systems, reception/hall area and lifts.

The overall floor area extends to 491sq.m. (5,286 sq.ft.) and comes with the benefit of 4 secure underground car spaces.

The property offers excellent potential to prospective investors seeking to capitalise on an increasingly buoyant office market. With prime rents at their peak coupled with a vacancy rate in the CBD at just 6.6%, sentiment in the office sector is particularly positive. This outlook is bolstered by strengthening occupier demand, the ongoing uncertainty of Brexit and record economic growth.

Alternatively Portview House presents an excellent opportunity for owner occupiers seeking prime riverside offices in Dublin's premier business hub next to a range of multinational neighbours.



Offices



## ZONING

Under the Dublin City Development Plan 2016 – 2022 the subject property is zoned objective Z14 to ***“seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and “Z6” would be the predominant uses”***.

## BER

BER D1. BER no. 800607434.  
Energy Performance Indicator:  
632.13 kWh/m<sup>2</sup>/yr  
Certificate available upon request.

## PRICE

€ 2,400,000

## VIEWING

Strictly by appointment only with the sole selling agent.

## CONTACT

For more information and inspection, please contact **Bryan Molloy** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email [bryan@kellywalsh.ie](mailto:bryan@kellywalsh.ie)



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