

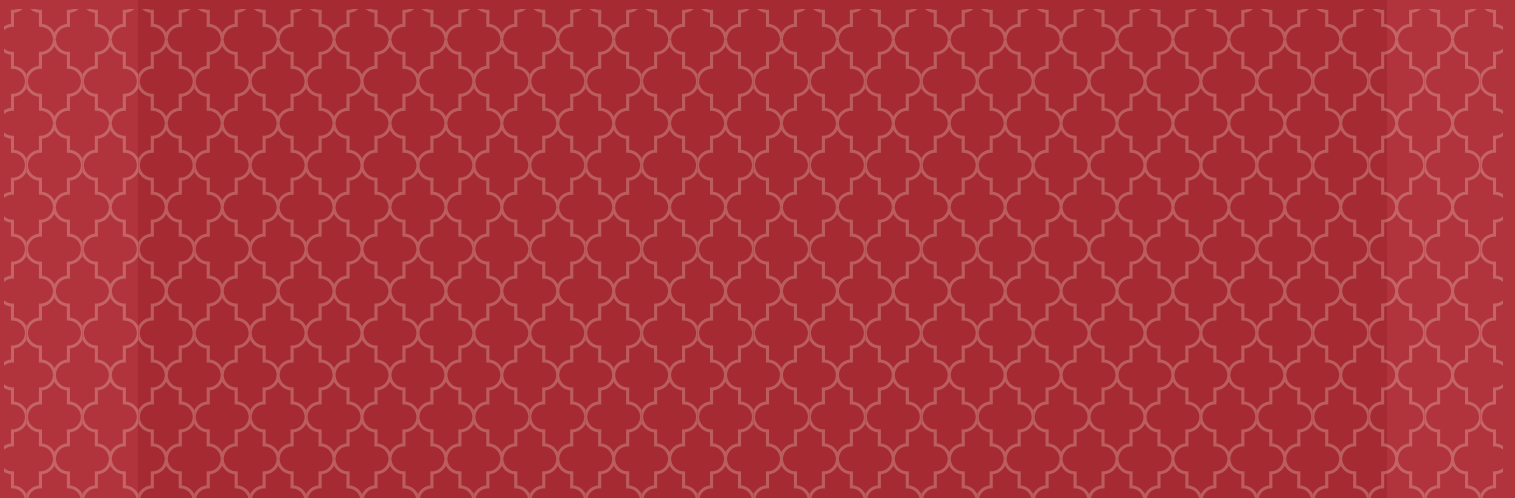
FOR SALE

58

NORTHUMBERLAND
ROAD

DUBLIN 4

MEDICAL INVESTMENT OPPORTUNITY



Tenant not affected | BER Exempt

58

NORTHUMBERLAND ROAD



The outline of the property is shown for indicative purposes only on a non reliance basis

HIGHLIGHTS



End of terrace three-storey over basement Victorian office building extending to an NIA of approximately 3,145 sq.ft (292 sq.m) and a GIA of 5,031 sq.ft (467 sq.m), including 5 car parking spaces



Fully occupied by Dental Care Ireland on a 25-year lease



Victorian office building in prime location, in Dublin 4



Excellent location close to Herbert Park and Merrion Square Park



Passing rent of €160,000 per annum to 30 August 2025, with fixed uplift in August 2025 to €175,500



Excellent access to public transport links

LOCATION

58 Northumberland Road is located in Ballsbridge, one of Dublin's most prestigious commercial and residential suburbs.

This location offers excellent accessibility, with Grand Canal and Lansdowne Road DART stations positioned 750m away allowing easy access across Dublin. Charlemont Luas stop is also positioned 1.7km away from the property. With bus stops across the road offering access to numerous bus routes along the city,

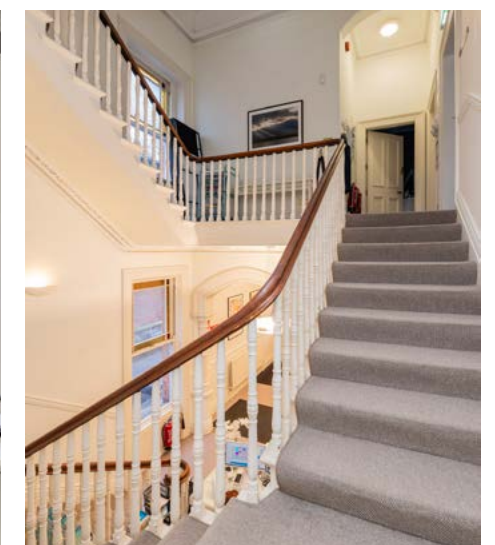
58 Northumberland Road is well connected with Dublin's transport links.

Just a 10-minute walk to Ballsbridge village which offers a wide range of high-end restaurants, hotels and recreational amenities including the Intercontinental, Avoca, Eden One Gym, Butlers Café, Roly's and the RDS.



LOCAL OCCUPIERS

The green spaces of Herbert Park and Merrion Square Park are within walking distance. The nearby Aviva Stadium provides a venue for sports and events. The area is home to numerous embassies and corporate offices, adding to its prestige.



DESCRIPTION

58 Northumberland Road comprises an end of terrace three-storey Victorian building in one of Dublin’s most sought-after locations. The property is currently in use as a dental practice. The building has been modernised to accommodate its medical use, while preserving its period charm and architectural features. The property offers a blend of professional office space and specialised treatment rooms, making it suitable for various commercial purposes.

The asset has a total net internal area of approximately 3,145 sq. ft. (292 sq. m.), divided over four floors and a basement. Additionally, the property features a generous garden to the rear, and benefits from 5 surface car parking spaces at the front of the property.

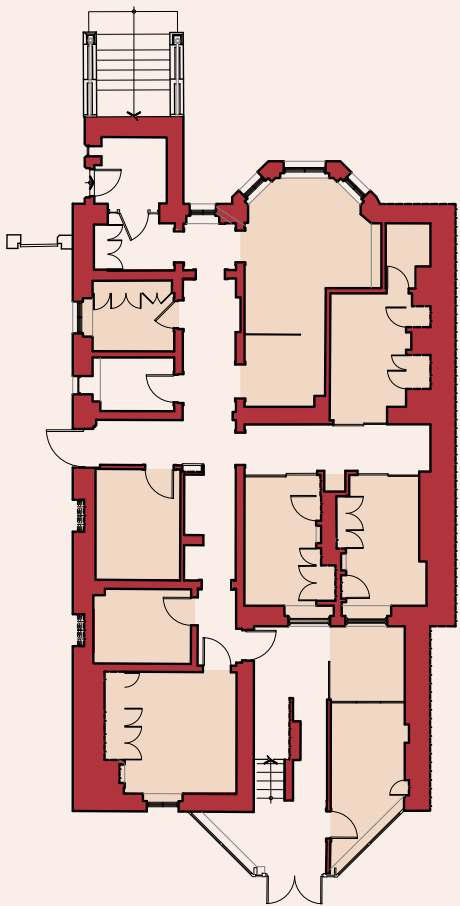
TENANCY INFORMATION



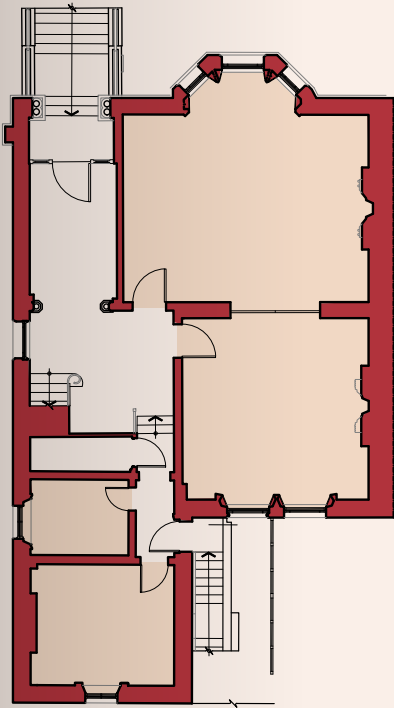
The property is fully let to Dental Care Ireland t/a Northumberland on a single 25-year lease subject to a tenant only break option on 10 March 2028. The lease includes fixed rental uplifts scheduled on 31 August 2025 to €175,500 per annum and further increase to €191,000 per annum on 31 August 2030 to expiry.

Dental Care Ireland was established in 2014 and is has a growing network of 34 established dental practices, located throughout Ireland. They are continuing to expand.

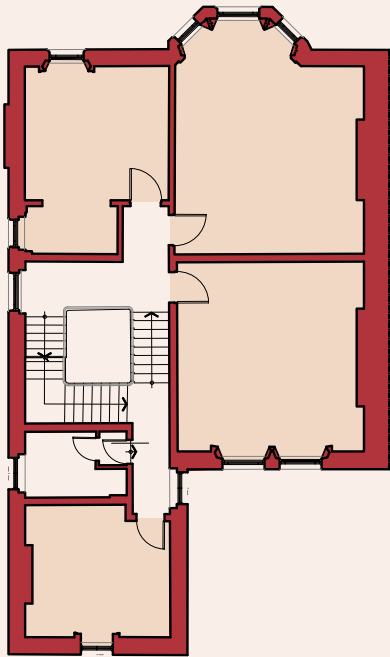
FLOOR PLANS



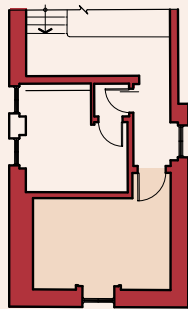
Lower Ground Floor



Ground Floor



First Floor



First Floor Inset

Floor plans are indicative and for illustrative purposes only.

DRONE VIEW



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SCHEDULE OF ACCOMMODATION

Floor	Sq Ft (NIA)	Sq M (NIA)	Sq Ft (GIA)	Sq M (GIA)
Lower Ground	997	93	1,830	170
Ground Floor	972	90	1,457	135
First Floor	1,055	98	1,412	131
First Floor Inset	121	11	333	31
Total	3,145	292	5,031	467

All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence. A copy of the full measurement survey is available in the data room.



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METHOD OF SALE

For Sale by Private Treaty

BER

BER Exempt

TITLE

Unregistered
freehold

VIEWING

Strictly by prior appointment
through sale agents JLL.

DISCLAIMER: This sales brochure was prepared in February 2025. Subject to contract/contract denied. The particulars and information contained in this brochure are issued by Jones Lang LaSalle Limited on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether expressed or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licenses of use of occupation, access, and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle Limited, their employees, agents or affiliate companies, makes any warranty or representations whether expressed or implied with respect to the particulars and/ or information and which are to the fullest extent permitted by law, disclaimed: furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

PSRA No. 002273