

Approximate Walking Times  
(From Bakers Yard)

|                       |         |
|-----------------------|---------|
| Croke Park            | 3 Mins  |
| Mountjoy Square       | 5 Mins  |
| Drumcondra Station    | 10 Mins |
| Mater Hospital        | 10 Mins |
| O'Connell Street      | 10 Mins |
| IFSC/Connolly Station | 15 Mins |
| Trinity College       | 20 Mins |

- Luas Red Line/Station
- Arrow Line/Station
- Dart Line/Station
- Proposed Metro North
- Proposed Luas Line C1/Stops
- Main Shopping District



Terms

These suites are available for sale or to let. Prices are available on request.

VAT and Stamp Duty

Any VAT or Stamp Duty arising out of the transaction will be the sole responsibility of the purchaser.

Car parking

Secure car parking available at basement level.

Viewing

Viewing - for further information or to arrange a viewing please contact Audrey Keegan at Hooke & MacDonald Commercial Tel: 01 6318403

[www.bakersyard.com](http://www.bakersyard.com)



Architect:



McClean Architects,  
78 Merrion Square,  
Dublin 2

Solicitor



Noel Smyth & Partners,  
22 Fitzwilliam Square,  
Dublin 2

Developer/contractor



Cleary Doyle,  
Larkins Cross,  
Wexford  
[www.clearydoyle.ie](http://www.clearydoyle.ie)

Sole Agent



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

DUBLIN ONE

Modern own-door office suites  
From 93 sq.m. - 220 sq.m. in a  
central and convenient city location

Portland Street North / North Circular Road, Dublin 1.

These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements as fact. The Vendor, their advisors and Hooke & MacDonald Commercial ( and associated companies) shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in Hooke & MacDonald has the authority to make or give representations of warranty in relation to this property. All prices are quoted exclusive of VAT and all negotiations are conducted on the basis that the purchaser shall be liable for any VAT arising on a transaction. Ordnance Survey License No. AU0009508 Ordnance Survey Ireland & Government of Ireland.



## Location

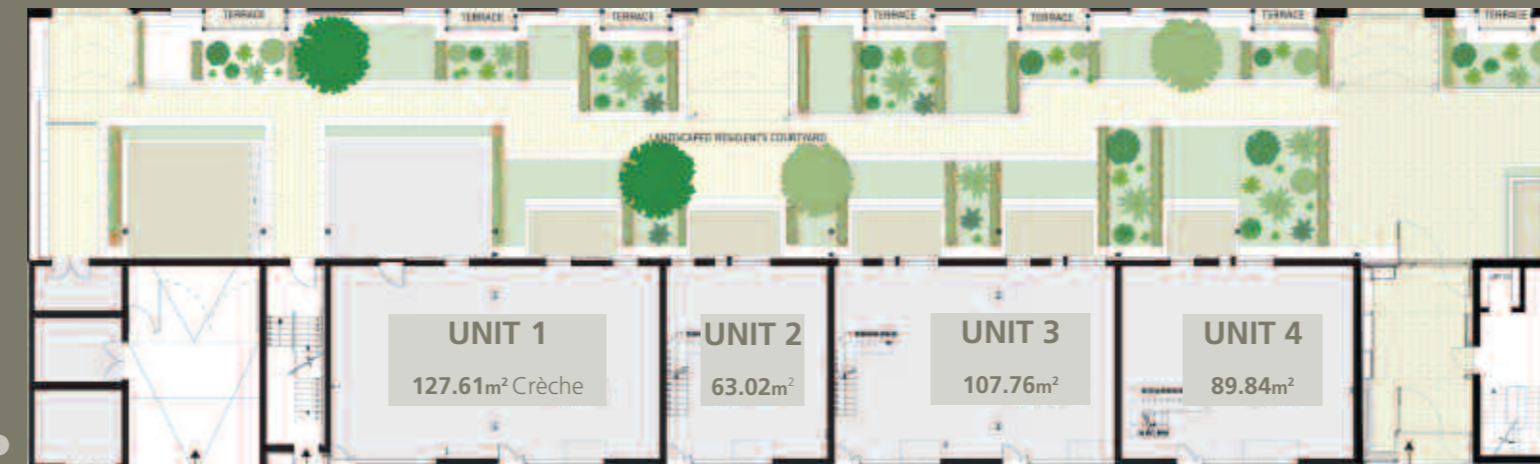
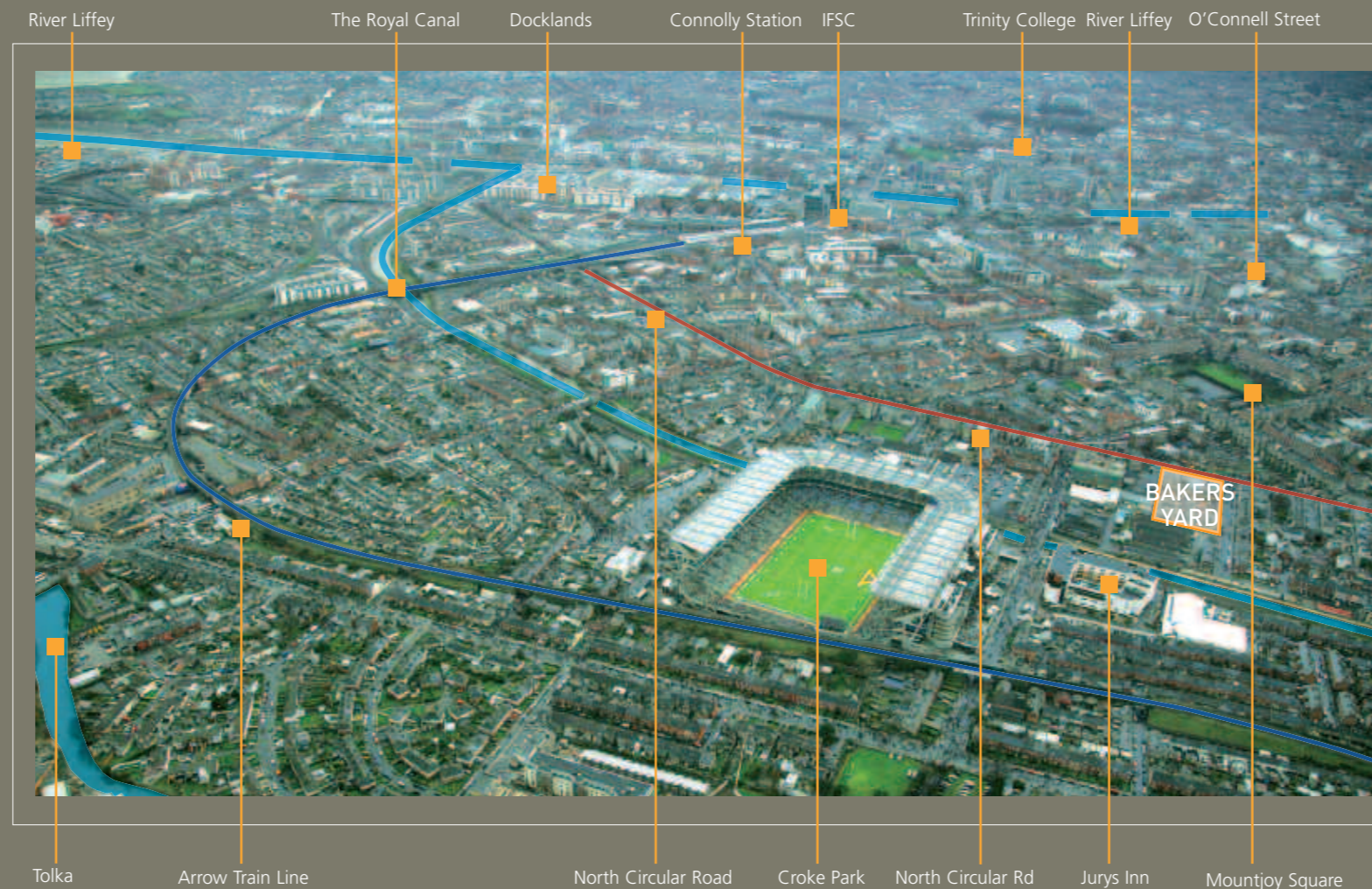
Bakers Yard is one of the most impressive developments to be located in this area of the city in recent times. With a pivotal position on the corner of Portland Street North and North Circular Road the office suites are conveniently situated within walking distance of Dublin City Centre. These impressive office suites are surrounded by numerous iconic, commercial and cultural landmarks. The highly successful IFSC is located approx. 1.2 km to the south east, with Spencer Dock and the 2,000 capacity National Conference Centre, which is currently under construction, situated approx. 1.3 km to the south east. The area currently experiences considerable employment with The Mater Hospital, Temple Street Hospital and Rotunda Hospital all within a 750m radius. Dublin Institute of Technology premises are also located close by at Portland Row, Mountjoy Square and Cathal Brugha Street.

## Accessibility

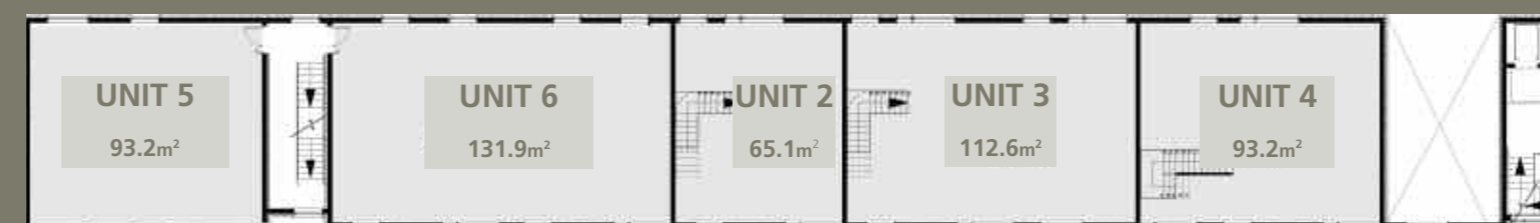
This area is extremely well served by various modes of transport. The proposed Metro North, which will stop at the nearby Drumcondra Station will really open up this area of the city, linking Dublin City and the airport within 20 minutes. Busaras and Connolly Station, which is one of Dublin's main transportation hubs are located approximately 15 minutes walk away, with main line trains, buses and the red LUAS line converging there. The area is also well catered for with numerous Dublin buses passing along North Circular Road.

## Amenities

Bakers Yard will benefit from the range of local retail outlets and restaurants along Dorset Street and Drumcondra Road, while some of Dublin's prime shopping destinations are located within walking distance. Henry Street, Jervis Centre and ILAC Centre are all situated approx. 1.2km from the subject property. Irelands sporting headquarters Croke Park and the impressive Jury's Croke Park Hotel are located within 5 minutes walk.



GROUND FLOOR PORTLAND STREET NORTH



FIRST FLOOR PORTLAND STREET NORTH

## Schedule of accommodation

|        |          |               |
|--------|----------|---------------|
| Crèche | 128 sq.m | Grd Flr       |
| Unit 2 | 128 sq.m | Grd & 1st Flr |
| Unit 3 | 220 sq.m | Grd & 1st Flr |
| Unit 4 | 183 sq.m | Grd & 1st Flr |
| Unit 5 | 93 sq.m  | 1st Flr       |
| Unit 6 | 132 sq.m | 1st Flr       |



## DESCRIPTION

### Offices

Bakers Yard, a modern mixed-use development comprising 3 individual blocks, arranged around two impressive courtyards. The development is made up of approximately 132 residential apartments, a Crèche unit and 5 fully fitted own door office suites. The office suites are situated in The Barley Store building, along Portland Street North with direct access on to the North Circular Road

The suites are located on the ground and first floor ranging from 93 m<sup>2</sup> - 220 m<sup>2</sup>, with glazed frontages onto Portland Street North.



The offices will be finished to a high standard specification with dual air conditioning / heating system, suspended ceilings with integrated cat 2 lighting, painted walls, perimeter trunking incorporating power sockets and data points, category 6 cabling, ISDN connection, fully fitted WC's and a tea station.

These suites would be suited to a variety of uses including, medical practice / dentist (subject to planning), solicitor, accountant, architect and other professional practices.

### Crèche

Situated on the ground floor, facing on to Portland Street North, exists a purpose built crèche / Montessori facility. The adjacent office space provided by Baker's Yard, coupled with the surrounding residential areas of Drumcondra and Phibsboro, ensures a large catchment area for any prospective childcare operator. The property extends to c. 128 m<sup>2</sup> and benefits from an enclosed play area of c. 38m<sup>2</sup>. It is complete to a "shell & core" condition, ready immediately for an incoming operator to begin fit-out. The property is available for sale with the quoting price and information regarding the generous capital allowances available with the unit, obtainable from sole agents, Hooke & MacDonald Commercial.

