

FOR SALE / TO LET

# THOMAS BURGH HOUSE

NEWMARKET / DUBLIN 8



 Knight  
Frank

BER Exempt



# THOMAS BURGH HOUSE

Thomas Burgh House is a state-of-the-art standalone office building. The truly unique building is also a recorded monument and protected structure characterised by the design of the office accommodation across three storeys in a glass-clad space. The upper two floors are supported by a tensile suspension system from new trusses spanning onto the original walls.



New additions to the existing structure – including the roof truss, zinc-clad roof, and roof light, windows, and reception pavilion are distinguished as modern additions to the existing shell. The accommodation consists of 880 sq.m office space over 3 floors, two of which are mezzanine floors suspended from the new roof structure.



The fit out includes bespoke workstations and storage solutions for both individual and open plan offices. The offices provide light filled space with views across voids through the existing church windows. Previously known as St. Luke's the building was renamed as Thomas Burgh House – in honour of the original architect.



## Location

Thomas Burgh House is a Dublin 8 landmark, prominently located between St. Lukes Avenue and Newmarket Square adjacent to newly developed residential scheme, Newmarket Yards.

## Transport

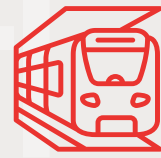
Benefiting from excellent transport links, Thomas Burgh House provides convenient connections such as:



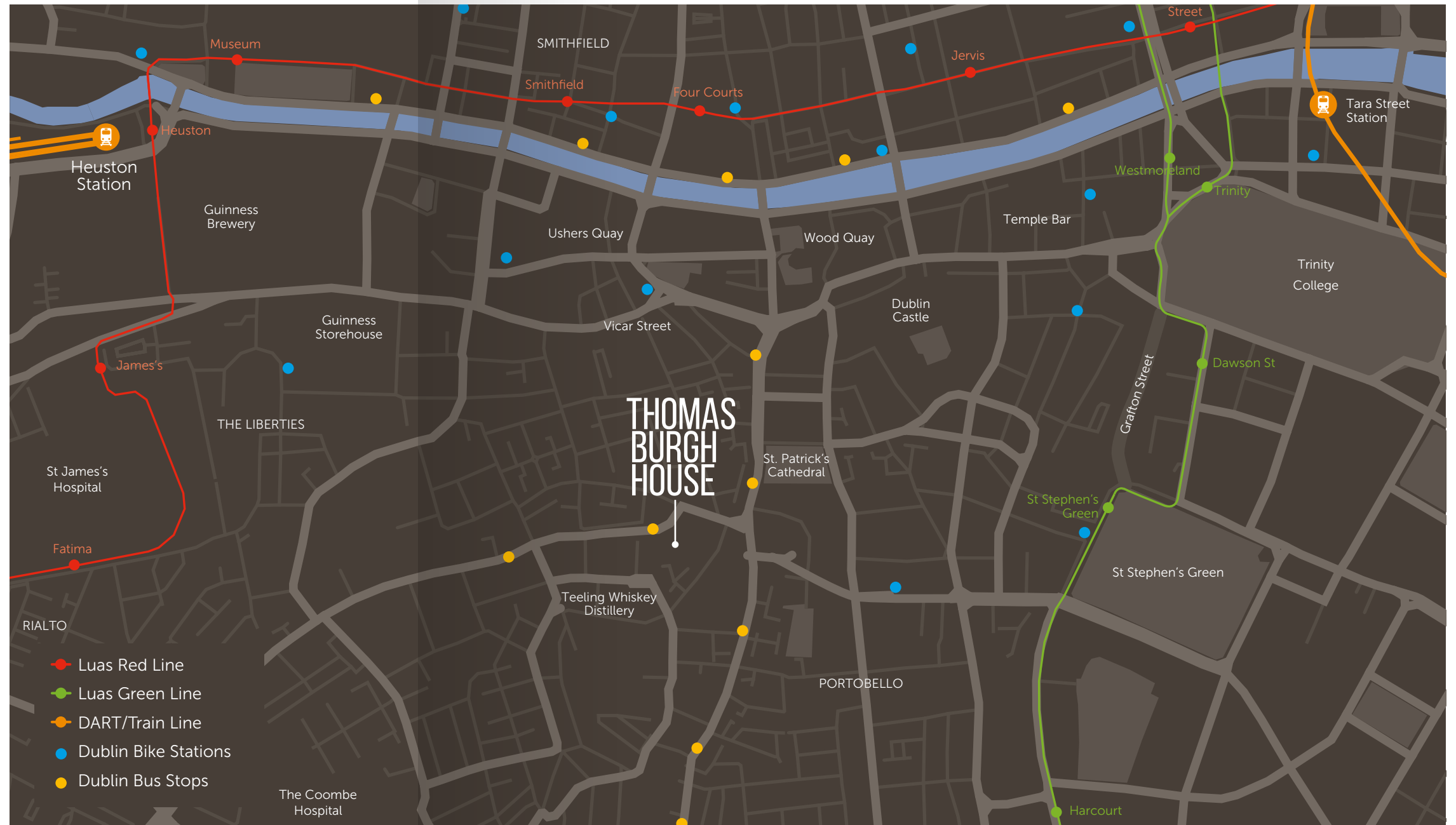
Dublin Bus Stops  
At your door



St Stephen's  
Green Luas  
15 minute walk  
7 minute Cycle



Intercity and  
National Rail at  
Heuston Station  
12 minute Cycle





# Local Occupiers





## Amenities

Dublin 8 is renowned as being a diverse neighbourhood with a rich history and vibrant cultural scene offering a range of amenities.

THOMAS  
BURGH  
HOUSE



8 |

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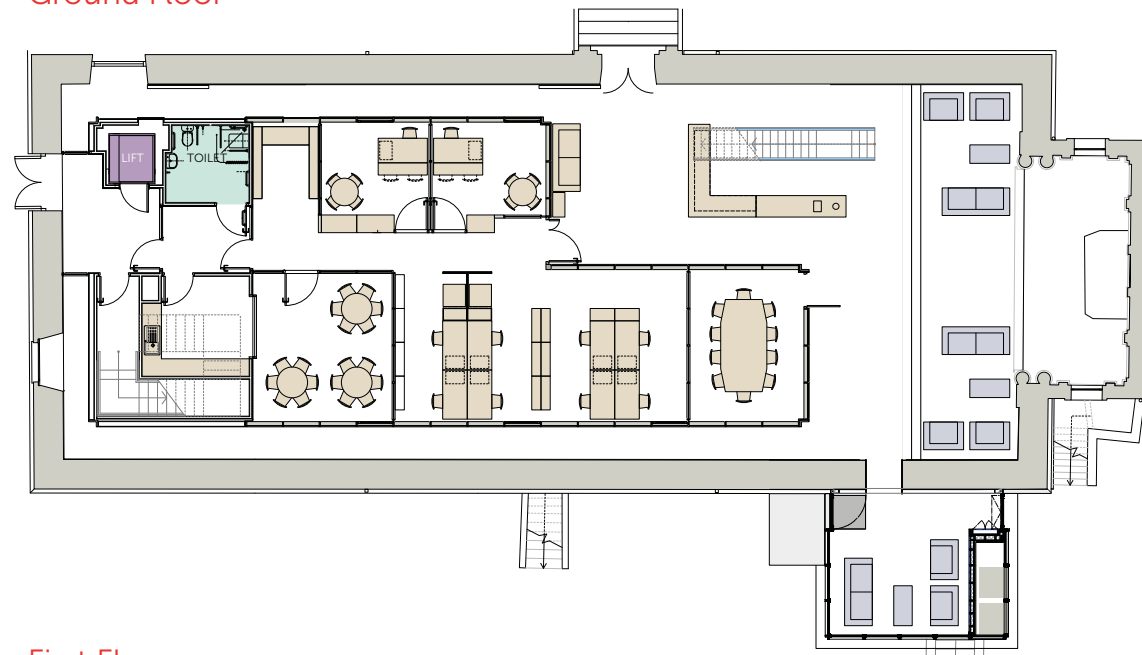
THOMAS  
BURGH  
HOUSE



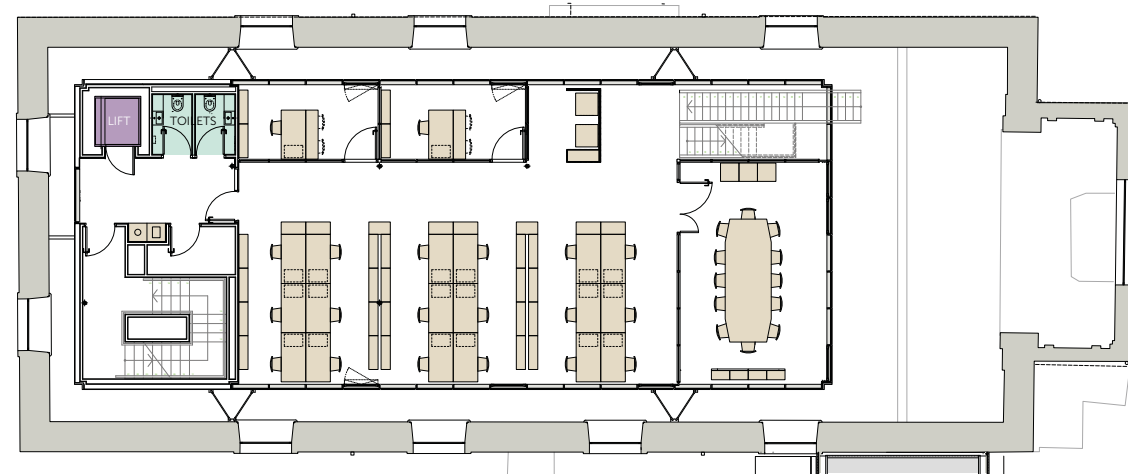


## Floor Plans

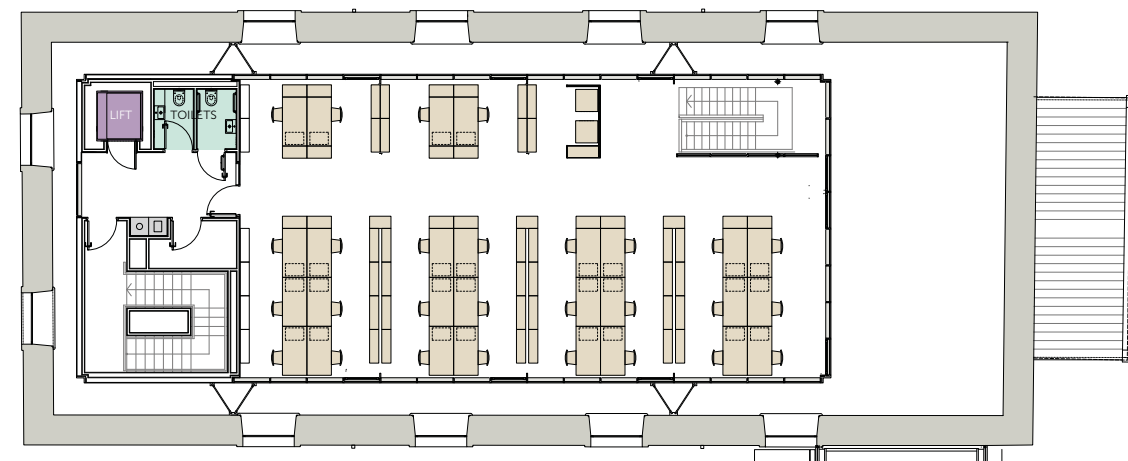
Ground Floor



First Floor



Second Floor



## Schedule of Accommodation

Floor	Sq M (NIA)	Sq Ft (NIA)
Ground Floor (Office Area)	230	2,476
Ground Floor (Exhibition Space)	72	775
Ground Floor (Alter)	25	264
Ground Floor (Reception)	23	243
First Floor (Office Area)	230	2,480
Second Floor (Office Area)	230	2,480
<b>Total (NIA)</b>	<b>810</b>	<b>8,718</b>
Circulation Area (Ground)	73	785
GIA	883	9,504

The above floor areas are approximate areas only.

## Specification



The building is heated and cooled using high-efficiency air-water heat pumps and variable refrigerant systems, which reflect industry-best standards in energy generation.



Ventilation comprises automated opening windows supplying fresh air to the building's occupants, with a Building Management System controlling the automatic windows and rooflights to provide natural cooling during summer months.



Rooflights provide a significant level of natural daylighting but have been designed over office areas to minimise unwanted solar gain and glare. Energy-efficient LED lighting has been provided throughout the building, with PIR-control and absence detection to minimise energy wastage. Lift and escape stairs are located within the core at the rear of the open plan office areas.



Underfloor heating has been incorporated throughout the ground floor, supplied by the high-efficiency air-water heat pump, which is a highly efficient form of heating and utilises the available thermal mass of the building.

# THOMAS BURGH HOUSE

NEWMARKET / DUBLIN 8

## Use

Office Use

## Title

Long leasehold interest.

## VAT

We understand that VAT is applicable to the sale or letting.

## Price/Quoting Rent

On Application

## Viewing

Strictly by appointment with sole agents Knight Frank.

## Sole Agent



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