

FOR SALE

BY PRIVATE TREATY
(TENANTS NOT AFFECTED)



**CUSTOM
HOUSE
PLAZA**

IFSC, Dublin 1,
D01 R3K6

www.4chplaza.com

TWM
PSRA no: 001835



PRIME NORTH DOCKS OFFICE LOCATION



INVESTMENT SUMMARY

▶ CBD Investment Opportunity

▶ Excellent Tenants

- ▶ Pip Global Safety EMEA Limited
- ▶ Johnsons Solicitors
- ▶ Enterprise Registry Solutions Limited
- ▶ Besins Healthcare Ireland Limited
- ▶ R & H Hall Limited

▶ Total Annual Rent

- ▶ 100% occupied
- ▶ €937,414 per annum

▶ WAULT

- ▶ 6.31 years to expiry and 2.87 years to break including penalties (as of 02/09/2026)

▶ Unrivalled connectivity to all transport routes

▶ Accommodation

- ▶ Floor area as per leases 1,815 sq.m / 19,532 sq.ft. NIA with 20 car parking spaces. Additional measurement survey in data room.

▶ Strategic Asset Opportunities

- ▶ Additional end of trip facilities
- ▶ BER pathway objectives
- ▶ Consider planning opportunities in line with recent grants in CHP

▶ Guide Price

- ▶ €10 million, NIY 8.53%, NOI 8.53%, CAP VAL psf €512
- ▶ (assuming standard purchaser's cost 9.96%)



PRIME LOCATION



Regus

Capital Dock

Ecclesiastical Insurance

Central Bank of Ireland

JP Morgan

PWC

Salesforce

Convention Centre

Spencer Hotel

Samual Beckett Bridge

Open AI

Work Day

Food Safety Authority

CHQ

Connolly Train Station

Custom House Plaza

The Exo Building

Point Square

Gibson Hotel

Premier Inn

MetroLink / TII

Matheson

Grand Canal Dock

McCann Fitzgerald

BNY Mellon

Three Ireland

HubSpot

Aviva Stadium

Google

State Street

IFSC House

SIG

LOCATION & TRANSPORT

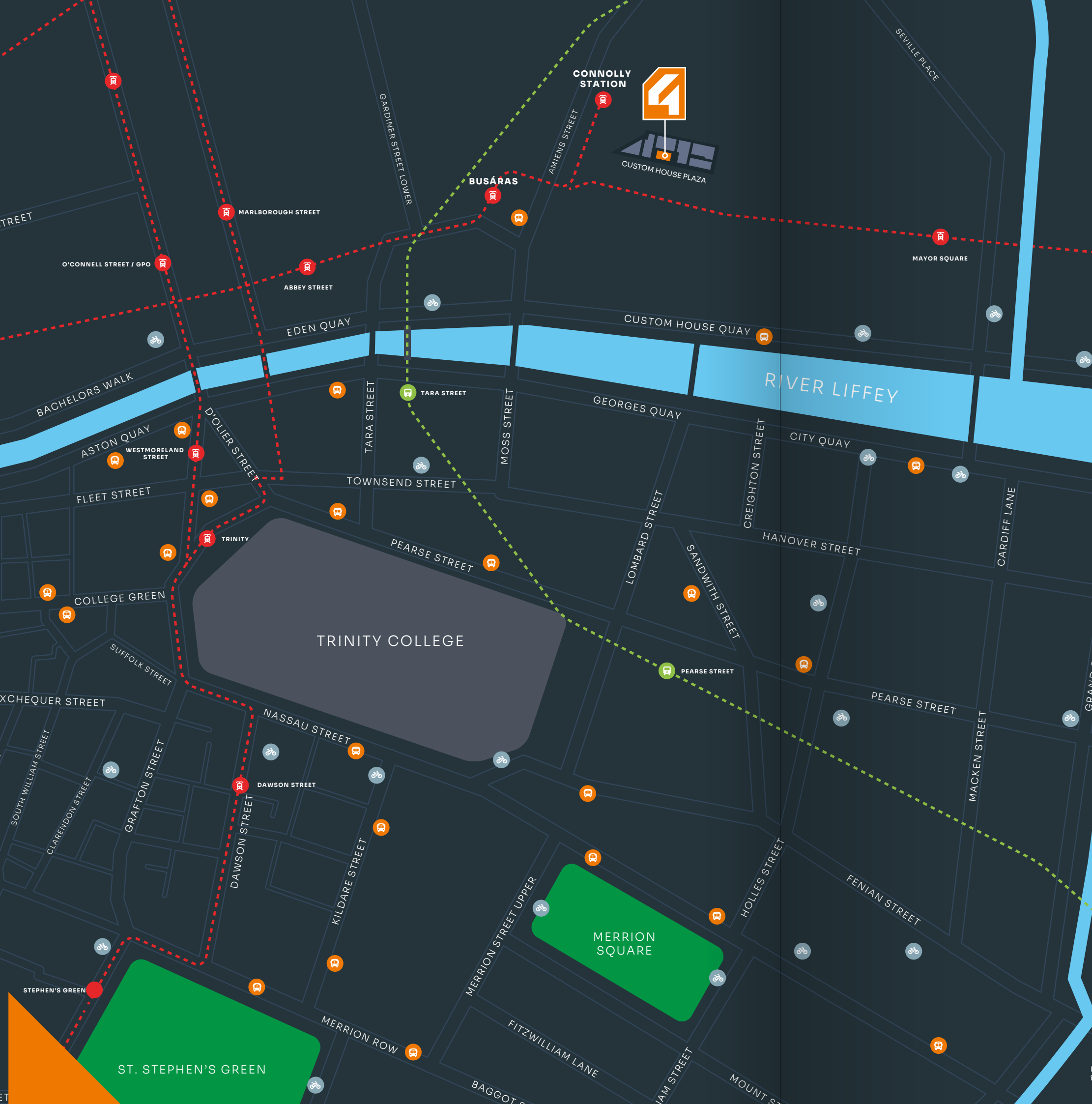
Custom House Plaza is ideally situated in the International Financial Services Centre (IFSC) in Dublin 1.

The IFSC and North Docklands have undergone significant transformation in recent years, with major developments including Dublin Landings, Spencer Place and Salesforce Tower further establishing the area as one of Dublin's principal commercial districts. The area continues to attract leading international occupiers, with Citi's new 300,000 sq. ft European headquarters at Waterfront South Central nearing completion. The wider Docklands is now home to a significant concentration of global technology, financial and professional services firms, complemented by an expanding range of residential, hotel and leisure amenities.



Located adjacent to Connolly Station and accessed via Harbourmaster Place, Plaza 4 offers exceptional connectivity. The area is extremely well served by public transport, with the DART, Luas, and numerous bus routes all within proximity. The Luas Red Line, Connolly DART station, and mainline rail services are immediately adjacent to Custom House Plaza. In addition, Busáras Central Bus Station is less than a five-minute walk away.





EXCEPTIONAL TRANSPORT LINKS



Luas Red Line – Busáras Stop

- ▷ 1 minute walk
- ▷ Connects to Luas Green Line and Heuston Station



Connolly Station

- ▷ 1 minute walk
- ▷ Access to main rail transport network for Dublin & surrounding regions



Dublin Bikes

- ▷ 2 minute walk



Busáras Depot

- ▷ 1 minute walk
- ▷ Central bus station servicing intercity and regional services



Dublin Airport

- ▷ 20 minute drive via M50 by car



Connolly Train Station



TENANCY SCHEDULE

LEVEL	TENANT	LEASE START DATE	LEASE EXPIRY DATE	NEXT AVAILABLE TENANT TERMINATION DATE	LEASE AREAS NIA SQ.FT./ SQ.M.	CPS	RENT PER ANNUM	RENT REVIEW & BASIS
1A	PIP Global Safety EMEA Limited	20/10/2025	19/10/2030	N/A	2,984 (277.22)	0	€125,328	N/A
1B	Johnsons Solicitors	17/08/2026	16/08/2031	17/08/2029	854 (79.34)	1	€42,180	N/A
0	Johnsons Solicitors	27/07/2026	26/07/2029			1	€3,750	N/A
2	Enterprise Registry Solutions Limited	04/04/2022	03/04/2029	N/A	4,296 (399.11)	4	€205,320	04/04/2027 - OMRR
3	Besins Healthcare Ireland Limited (assignment from BNRG Renewables Limited)	08/08/2022	24/03/2034	07/08/2028	4,292 (398.74)	2	€201,140	08/08/2027 - OMRR
4	Besins Healthcare Ireland Limited Guarantor Besins Healthcare Distribution FZ-LLC	25/03/2024	24/03/2034	07/08/2029	4,180 (388.34)	4	€204,100	25/03/2029 - OMRR
5	R & H Hall Limited	26/09/2022	25/09/2037	25/09/2027	2,926 (271.83)	3	€145,096	26/09/2027 - OMRR
0	R & H Hall Limited	26/09/2022	26/09/2037			3	€10,500	
						18	€937,414	

COVENANT INFORMATION

PIP Global Safety EMEA Limited

PIP Global Safety EMEA Limited was established in November 2024 and operates as part of Protective Industrial Products (PIP) Global Safety, a global producer and supplier of personal protective equipment (PPE) since 1984. PIP Global Safety generates over \$1 billion in revenue, employs more than 1,400 employees worldwide and runs operations across 50 countries.

Registered address is Suite 1A, Level 1 Custom House Plaza, Harbourmaster Place, IFSC, Dublin 1

D&B Rating: **01**

Besins Healthcare Ireland Limited

Besins Healthcare Ireland Limited was incorporated in April 2017 and is a subsidiary of Besins Healthcare, a fifth-generation family run pharmaceutical company that specialises in the manufacture and development of hormone therapies. It operates in over 90 markets and employs almost 1,500 people worldwide.

Registered address is Plaza 4, Level 4 Custom House Plaza, Harbourmaster Place, IFSC, Dublin 1, D01 A9N3

D&B Rating: **2A2**

Enterprise Registry Solutions Limited (ERS)

Enterprise Registry Solutions Limited (ERS), an Irish company, was set up 24 years ago in July 2002. It is a global leader in the design and delivery of technology platforms for registry operators. It’s headquartered office is in Plaza 4, Custom House Plaza and it employs approximately 30-35 people.

Registered address is Level 2 Plaza 4 Custom House Plaza, IFSC, DUBLIN, D01 K6P2

D&B Rating: **A2**

R. & H. Hall Limited

R. & H. Hall Limited was founded in Cork in 1839 and is Ireland’s biggest importer and supplier of animal feed ingredients for feed manufacturing through its trading, purchasing, shipping and storage capability. It is headquartered in Dublin in Custom House Plaza.

Registered Address is Level 5, Number 4 Custom House Plaza, Harbourmaster Place, Dublin 1, D01 R3K6

D&B Rating: **4A2**

Johnsons Solicitors

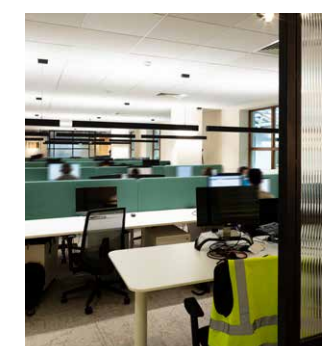
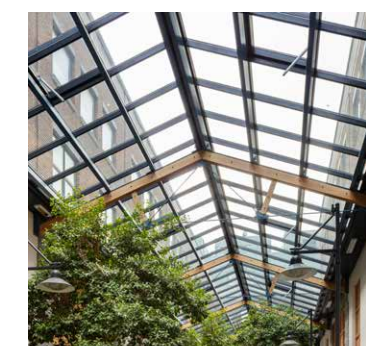
Johnsons Solicitors is a partnership of solicitors established in 1898 in Belfast where its current headquarters is located. They also operate additional offices in Dublin and London. Johnsons advise on insurance litigation and dispute resolution, media and defamation as well as all areas of corporate and commercial law.

4

CUSTOM HOUSE PLAZA

4 Custom House Plaza is a modern office building extending to approximately 1,815 sq.m (19,532 sq.ft) of high-quality office accommodation. The striking atrium which serves as both a pedestrian thoroughfare and a vibrant social hub, provides direct access to all buildings and external courtyards.

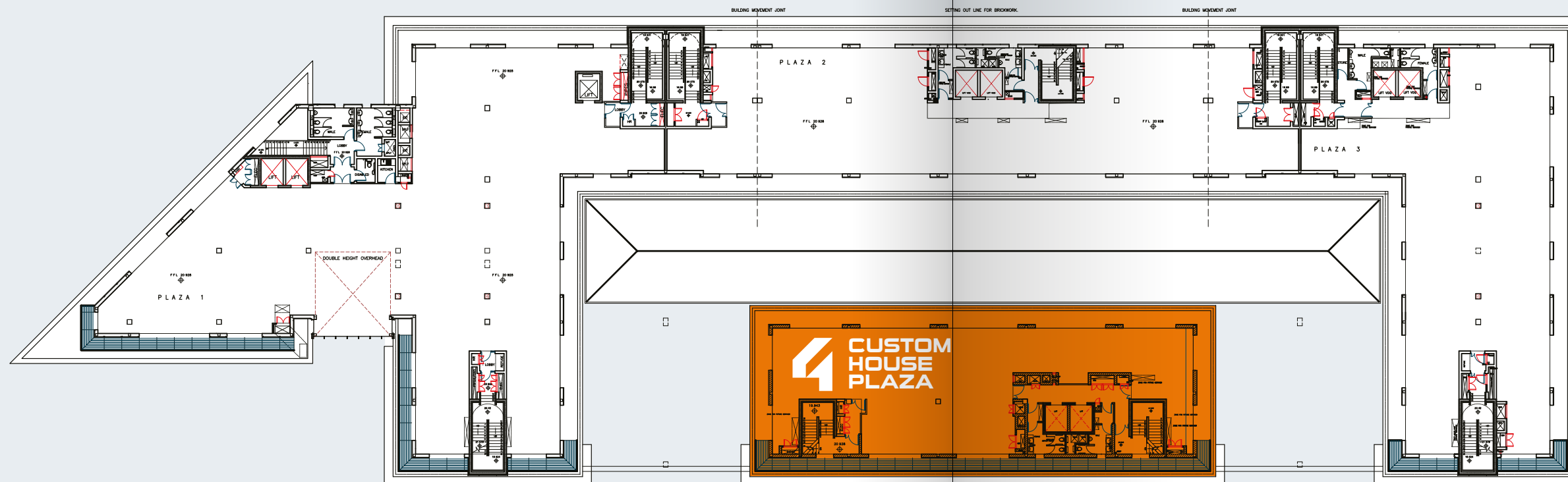
Car parking is provided via the ground level car park accessed off Sherriff Street and accessible by lift from each office floor. Pedestrian entry to the entire CHP complex is through an attractive entrance on Harbourmaster Place, just one minute from Connolly Train Station.



TYPICAL FLOOR PLAN

Specification:

- ▶ Raised access floors
- ▶ Carpeted finish to office floors
- ▶ Stair wells are a mix of carpet and vinyl, toilet areas have ceramic tiles
- ▶ Walls have a plaster skim and painted finish
- ▶ Joinery comprises timber skirtings and doors are generally veneered solid core units
- ▶ Heating to the building is provided by means of a low temperature hot water (LTHW) system
- ▶ 4-pipe perimeter fan coil units
- ▶ Comfort cooling / air conditioning is provided to the office areas by means of a chilled water system
- ▶ Metered natural gas which feeds the landlords heating plant
- ▶ 3-phase low voltage (LV) electrical supply
- ▶ Mechanical supply and extract ventilation via AHUs
- ▶ Underfloor air distribution through raised access floors
- ▶ Two passenger lifts



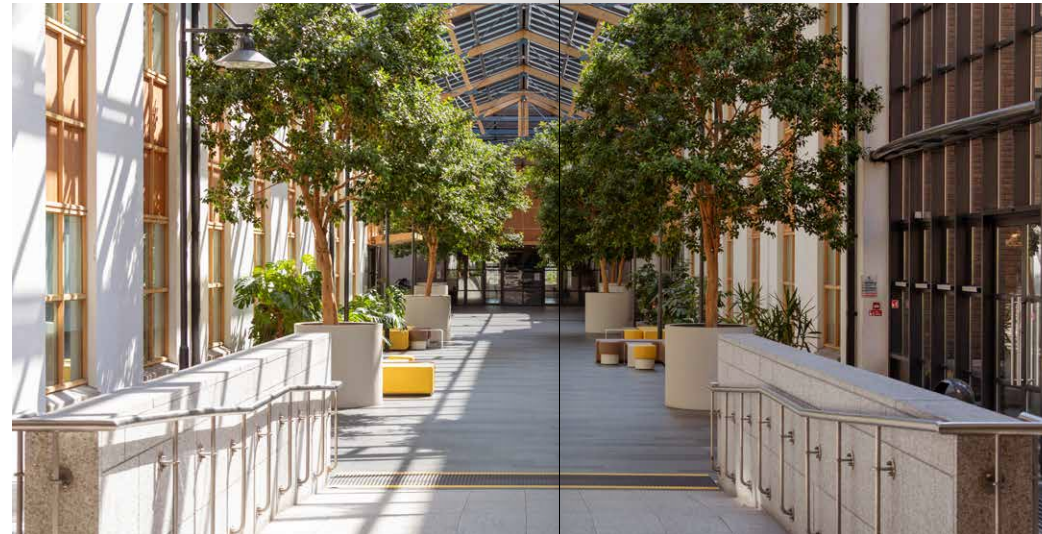
CUSTOM HOUSE PLAZA

Custom House Plaza (CHP) was constructed between 1997 and 1999 and features a distinctive design of six office buildings arranged around a central glazed atrium. This atrium provides pedestrian access and a communal social area, which has been further enhanced by the presence of Bear Market Coffee, bringing vibrancy and a strong sense of community between the Plazas.

CHP has a designated reception centre, immediately inside the main entrance.

On site amenities:

- ▶ Café - Bear Market coffee, sandwiches and pastries
- ▶ On site management team Monday to Friday 8:00 to 18:00
- ▶ Security 7 days a week from 18:00 to 08:00
- ▶ Medical planning granted in Plaza 2 and part of Plaza 3



MARKET OVERVIEW

H1 2026 Dublin Office Market Statistics

TOTAL TAKE-UP

1,000,000 sq.ft

VACANCY
IS APPROX.

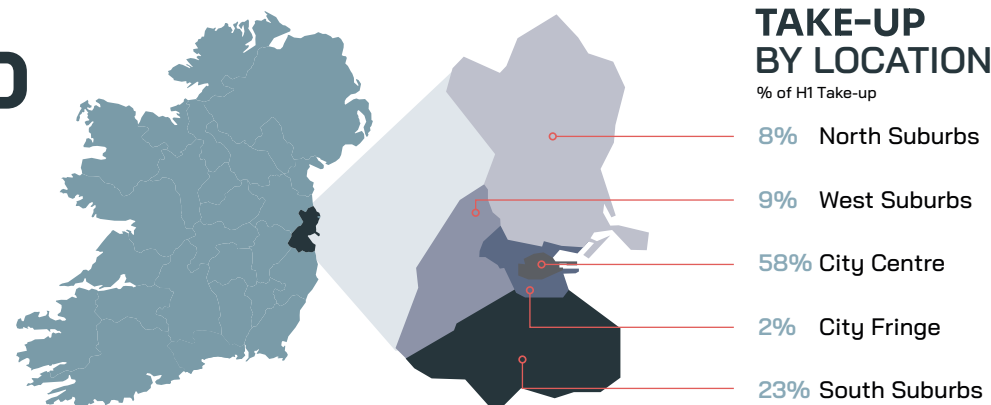
12%

In H1 there were approx. **120 lettings** in total at an average size of 8,333 sq.ft

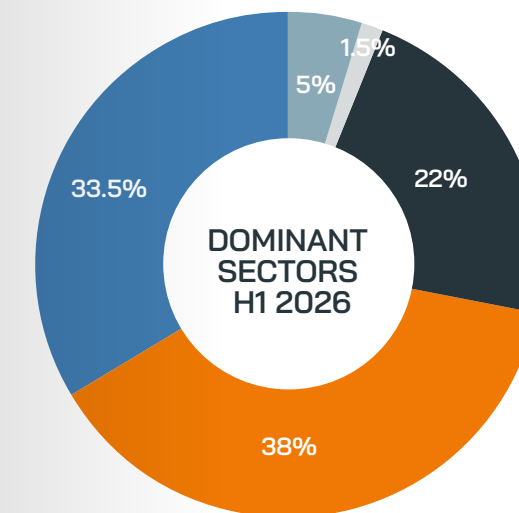
Prime headline rents increased to €65-€70 per sq.ft in the City Centre and €23-€35 psf in the suburbs.

87%

of total transaction value in H1 2026 completed in Dublin or Portfolio sales



INVESTMENT MARKET TURNOVER



5%

RETAIL
€69. million

1.5%

OTHER
€22 million

22%

OFFICE
€320 million

38%

INDUSTRIAL
€554 million

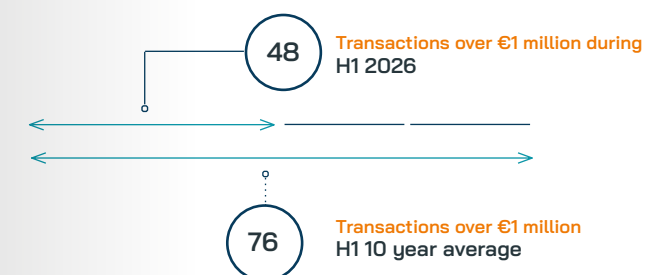
33.5%

RESIDENTIAL / PRS
€487 million

100%

TOTAL
100% €1,4512 billion

NUMBER OF TRANSACTIONS > €1 MILLION



TOP 3 DEALS

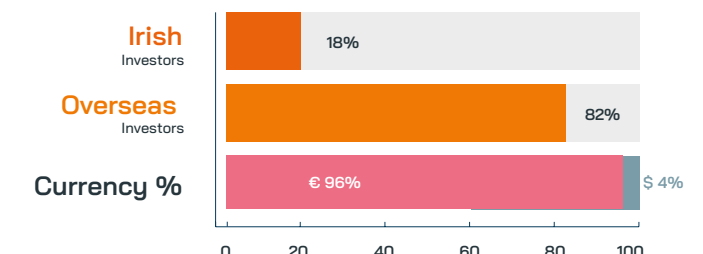
OFFICE INVESTMENT

- 1 €110m One Molesworth Street, D2
- 2 €27m One Haddington Buildings, D4
- 3 €23m Macken House, D1

AVERAGE DEAL SIZE



H1 BUYER PROFILE



MARKET TURNOVER

H1 2026 €1.45b | H1z 2025 €940m | Q1 10yr avg €659m

TWM 2026 FORECAST

€2.75 billion Approx.

Investment Sale : Tenants are not affected.

Title: 10,000 year lease from 27th March 1997.

VAT: Transfer of Business Relief.

Viewings: Viewings are strictly to be arranged through the sole selling agent TWM.

Website & Data Room: www.4chplaza.com

Selling Agents



 twmproperty.ie

 Fleming Court, Fleming's Place,
Dublin 4, D04 N4X

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 patricia@twmproperty.ie

Kim Moran

 +353 83 461 4449

 kim@twmproperty.ie

Solicitor Details:



James Lawless

BHSM LLP incorporating OBH Partners

 76 Baggot Street Lower,
Dublin 2, D02 EK81

 www.bhsm.ie

Legal disclaimer

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1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser, tenant or other person should not rely on them as statements or representations of fact but should satisfy themselves by inspections or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. VAT may be payable on the purchase price.