ESB International to move from city centre to Dublin Airport

ESBI to move from St Stephen’s Green to block being revamped at €10 million-plus

Former Aer Lingus building is enjoying faster-than-expected take-up of space

JACK FAGAN
Commercial Property Editor

The Dublin Airport Authority (DAA) has had early success with its new business park beside the airport with the completion of legal contracts to lease the former Aer Lingus headquarters to ESB International (ESBI).

The new tenant is to move from offices on St Stephen’s Green to the former airline HQ which is undergoing a radical redevelopment at a cost of over €10 million. The 45-year-old block is to be given a grade-A specification, an A3 energy rating, a new triple-glazed façade, much improved insulation and a TS9 broadband service throughout.

Rent saving

ESBI has agreed a rent of about €297 per sq m (€27.60 per sq ft) for the gross area of 7,524 sq m (81,000 sq ft)—probably a significant saving on the rent it is paying Irish Life for about 7,452 sq m (80,000 sq ft) in Stephen’s Court beside the former Anglo Irish bank HQ on St Stephen’s Green.

Irish Life is expected to upgrade the block and put it back on the market at an even higher rent given its prime location and the shortage of high volume space in the south inner city. ESB rents the St Stephen’s Green offices on several leases close to running out. The six-storey-over-basement block at the airport is expected to be ready for fit-out early in the new year. The long-term lease includes break options in years five and 10.

Lucy Connolly of the Bannon agency handled the letting along with BNP Paribas Real Estate. Michael Healy of Savills advised the new tenant.

ESBI is a leading global engineering consultancy specialising in energy-related projects. It employs more than 700 staff across operations in Europe, the Middle East and Asia.

DAA originally set a long timeframe of 25-30 years for its 70-acre business park but, after the earlier-than-expected success with the old Aer Lingus building and a favourable response to the marketing campaign highlighting its strategic location, insiders believe that it is only a matter of time before the airport Authority, architect’s impression of six-storey-over-basement block expected to be ready for fit-out in the new year.

London alone—as well as America and the Middle East—has considerable advantages over most parks in the Dublin area because of its superb road system and the fact it is serviced by no fewer than 1,500 local and national bus and coach movements on a daily basis.

The park is set to benefit from the airport’s direct links with Europe—there are about 108 daily flights to and from...