

FOR SALE

By Private Treaty
Vacant possession

1
ONE

1 Grand Canal Wharf,
Grand Canal Dock, Dublin 4

EXECUTIVE SUMMARY

Vacant possession sale

Fully fitted office opportunity

Prime CBD location

Extending to approx. 116.83 sq.m. (1,258 sq.ft.)

Guide Price €475,000

1 car parking space





LOCATION



The Grand Canal Docks area in Dublin City Centre is a thriving business hub with national and international significance, attracting major global companies. The subject property is located off South Dock Road, centrally placed between Grand Canal Dock and South Lott's Road.



This area has become a magnet for global corporations such as JP Morgan, State Street, Indeed, Airbnb, DocuSign, and Accenture.

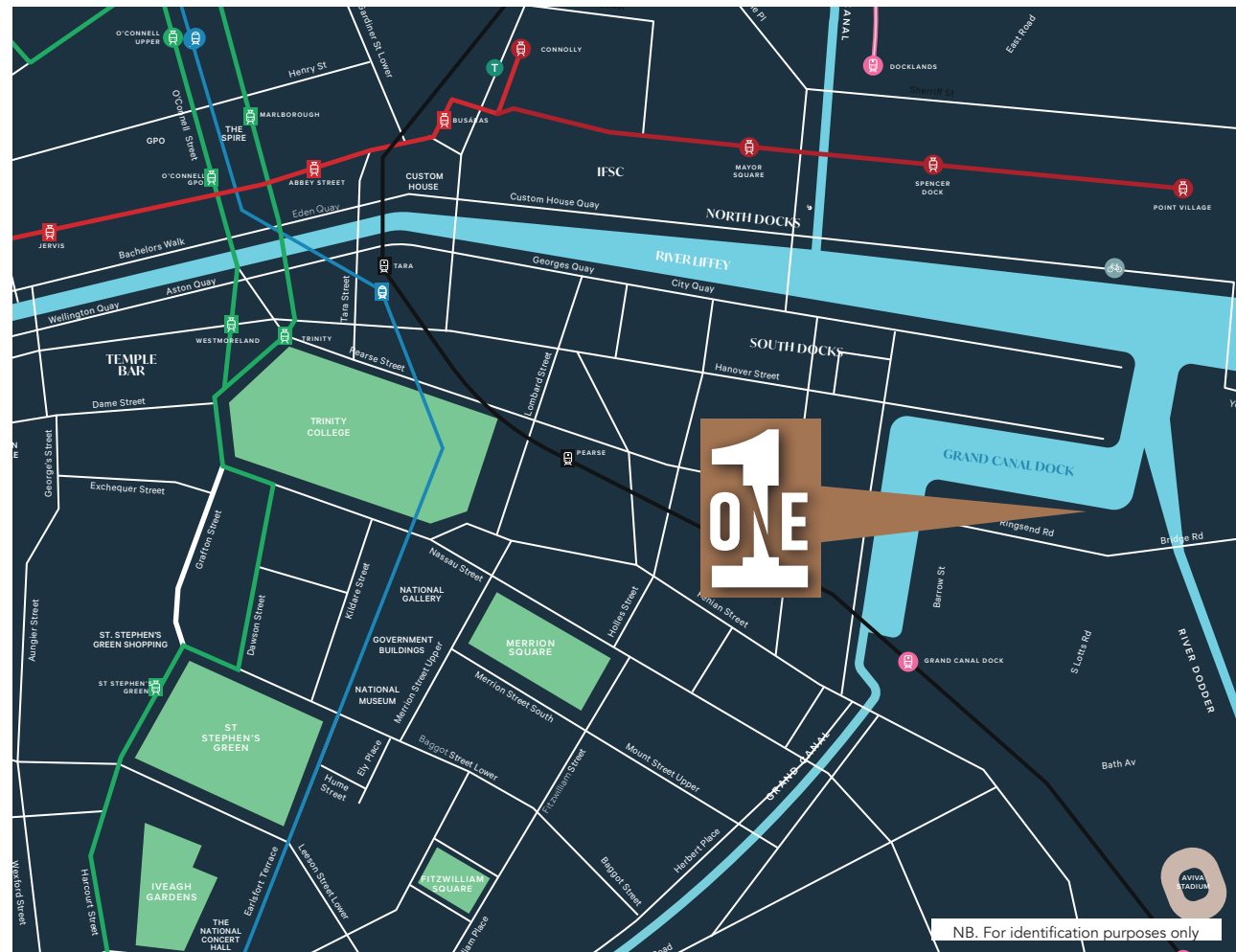
Accessibility is one of Grand Canal Docks' key strengths. Dublin's public transportation, including Dublin Bus, the DART, and the Luas light rail, ensures reliable connectivity to the city and beyond, with stations conveniently located nearby. The area is also well-served by road infrastructure, with the Samuel Beckett Bridge providing quick access to the North Docks, the IFSC (International Financial Services Centre), and Dublin Airport. Additionally, plans are in place for a new bridge that will further connect Grand Canal Docks with Ringsend, enhancing the area's accessibility.

 Dublin Bikes 50m 

 Dublin Bus 190m 

 Grand Canal Dart Station 750m 

 Red Line Luas 1.2km 



DESCRIPTION

The subject property comprises a fully fitted ground floor, own door office unit extending to approx. 116.83 sq.m. (1,258 sq.ft.) GIA with the benefit of 1 Car Park space.

Internally the unit provides a mix of cellular and open plan office space, kitchenette, toilets and front and rear access.

SPECIFICATION

- Raised access floors
- Carpet flooring
- Glass partitions
- Storage lockers
- Electric storage heaters
- Suspended ceiling tiles
- LED / Florescent lighting





TITLE

Please refer to agent.

GUIDE PRICE

€475,000.

VAT

Please refer to agent.

BER



SOLICITOR

Dónal Ó Néill

Ivor Fitzpatrick
44-45 St Stephen's Green,
Dublin 2, D02 WE19
T +353 (0) 1 678 7000
E Donal.ONeill@ivorfitzpatrick.ie

VIEWING

All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.

AGENTS DETAILS

Jonathan Donnelly

Surveyor

M +353 (0) 87 7018 812

E jonathan.donnelly@qre.ie

David O'Malley

Director MRICS MSCSI

M +353 (0) 86 8579 209

E david.omalley@qre.ie

qre.ie



**REAL ESTATE
ADVISERS**

PSRA Registration No. 003587

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