

FOR SALE

**TURLEY**

PROPERTY ADVISORS



5 Ormond Quay Lower  
Dublin 1

# PROPERTY DESCRIPTION

## Property Description: 5 Ormond Quay Lower

Turley Property Advisors are pleased to present a remarkable opportunity at 5 Ormond Quay Lower, Dublin 1, available for sale by private treaty. Located along the iconic River Liffey, this property spans a gross internal area of approximately 447 sq. m (4,811 sq. ft.), including a 600 sq. ft. basement. This substantial property offers buyers a unique chance to transform a prominent piece of Dublin's cityscape, making it an ideal blank canvas for a visionary refurbishment.

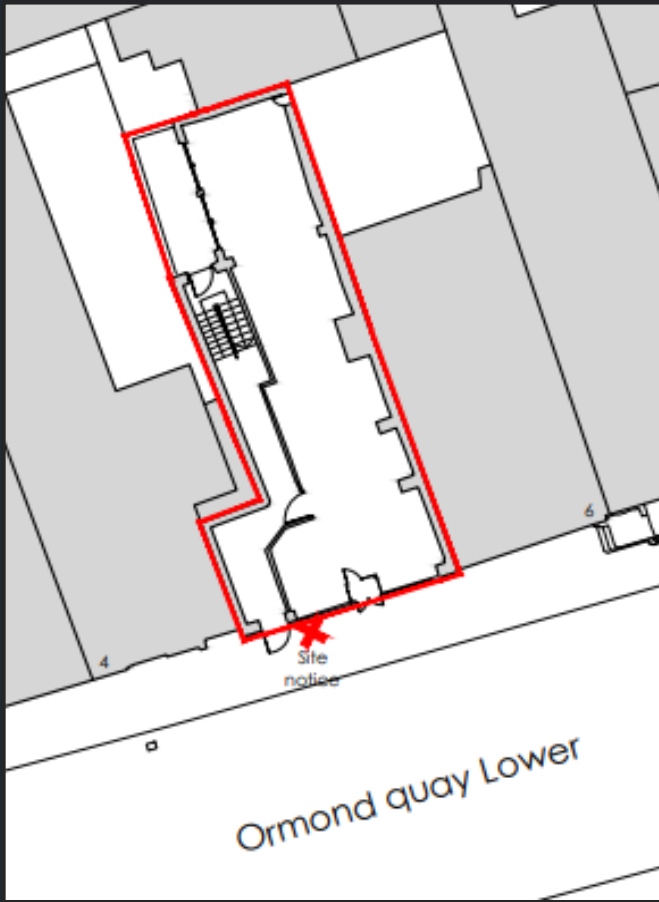
With a dual-access design, the building is exceptionally versatile and can be reimagined to suit a variety of uses. The ground-floor retail entrance boasts a prime frontage, perfect for capturing local foot traffic and offering outstanding visibility. Additional access leads to two upper floors, which feature flexible office spaces, while the top floor presents a two-bedroom residential apartment, ideal for on-site accommodation or rental potential.

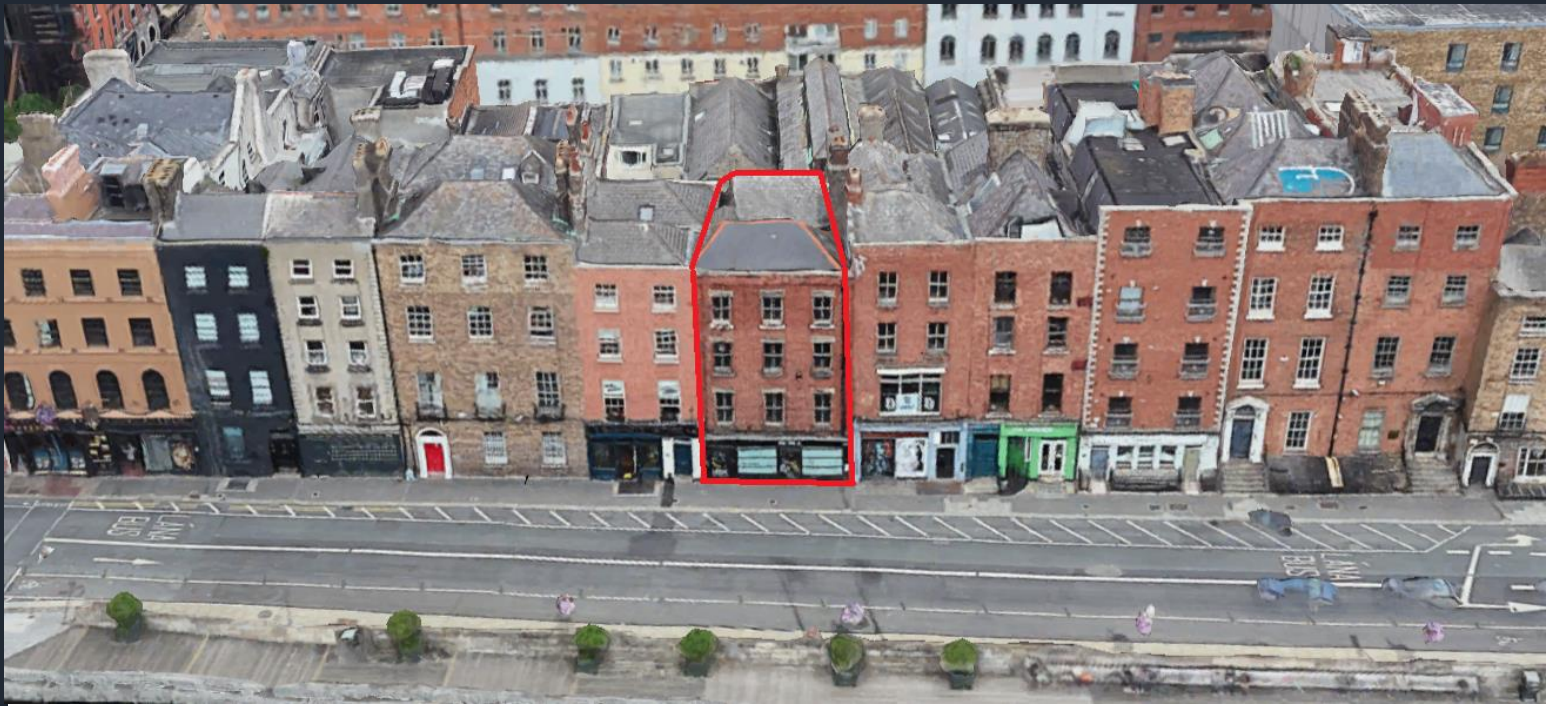
Each level of 5 Ormond Quay Lower has distinct characteristics that lend themselves to creative development possibilities. The retail space on the ground floor has substantial street appeal, while the two floors of office space above provide adaptable layouts suitable for modern workspaces or multi-purpose use. The residential flat on the top floor completes this multi-functional property, appealing to developers interested in creating a mixed-use building that can harmonise commercial and residential living spaces.

This property represents a rare investment opportunity in a high-profile area, offering both commercial and residential potential in a bustling part of Dublin's city centre.



# PLANS & ELEVATIONS





## LOCATION

Positioned on Dublin's iconic River Liffey, 5 Ormond Quay Lower is a prestigious address in the heart of the city's dynamic north quays. This highly sought-after location seamlessly combines Dublin's rich cultural heritage with the vibrancy of modern city life, putting both leisure and business at your doorstep.

### **Unparalleled Accessibility**

The property offers exceptional connectivity to all parts of Dublin and beyond. It is within a short stroll of LUAS tram stops, a variety of Dublin Bus routes, and Connolly and Heuston train stations, allowing for easy city-wide travel and quick access to Ireland's national rail network. Dublin Bike stations nearby add a convenient cycling option, ideal for city commutes.

### **Thriving Business and Commercial Hub**

Only minutes from Dublin's Central Business District, 5 Ormond Quay Lower grants immediate access to government offices, leading corporate headquarters, and financial institutions. The area is surrounded by tech firms, co-working spaces, and consulting firms, making it a valuable address for those involved in Dublin's economic landscape.

### **Cultural and Historic Landmarks**

This location immerses visitors and tenants alike in Dublin's celebrated landmarks and heritage sites. The iconic Ha'penny Bridge is a stone's throw away, connecting visitors to Temple Bar's buzzing arts scene, while Smithfield, with its diverse restaurants and entertainment options, offers a modern twist on Dublin culture. The nearby Four Courts and Christ Church Cathedral add historical richness and architectural beauty to the area.

### **Amenities and Lifestyle**

5 Ormond Quay Lower benefits from proximity to an array of amenities, from riverside dining and boutique shopping to world-class hotels and fitness centres. Local cafes, pubs, and shops bring convenience and a neighbourhood feel to this lively urban setting, while prominent retail centres such as Jervis Shopping Centre and Henry Street are just moments away.

### **A Location Like No Other**

With its unique blend of connectivity, cultural richness, and proximity to key business districts, 5 Ormond Quay Lower offers a prestigious base in one of Dublin's most desirable locations—perfectly suited for both work and leisure.





**BER**  
Exempt

**PRICE**  
€795,000.

**TITLE**  
We understand the properties are held under a freehold/  
long leasehold title subject to occupational tenancies.

**VIEWINGS**  
Strictly by Appointment with the sole selling agents.



**TURLEY PROPERTY ADVISORS**  
89 Harcourt Street,  
Dublin 2,  
Ireland.

Tel: +353 (0)1 479 1500  
Fax: +353 (0)1 479 1501  
PSRA Licence Number: 002187

**Please Contact**  
Michael Turley: michael@turley.ie  
Nick O'Loughlin: nick@turley.ie

These particulars are issued strictly on the understanding that they do not form part of any contract. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given in good faith and is believed to be correct, however the vendor or their agents shall not be liable for inaccuracies. All maps produced of Ordnance Survey Ireland licence No. 00440044 Government of Ireland. PSRA Licence No. 002187