



# 3 ARDEE ROAD RATHMINES DUBLIN 6

**Redevelopment opportunity (s.p.p.)**

c.0.193 acres

Zoned Z4

Adjacent to Rathmines TC

**FOR  
SALE  
BY TENDER**

**01 662 3113**  
[www.quinnagnew.ie](http://www.quinnagnew.ie)



## LOCATION

The property is located on west side of Ardee Road which connects Military Road to William Park and runs parallel to Rathmines Road Lower (R114) a main arterial route to the City Centre.

Adjacent occupiers include the Central Statistics Office, St. Mary's College, Cathal Brugha Barracks and Broadlake.

Rathmines offers a host of retail offerings including The Swan Centre anchored by Dunnes Stores and Fallon & Byrne. Leisure offerings include The Swan Leisure Centre and Omniplex cinemas together with a host of restaurants and public houses.

## DESCRIPTION

The site, which extends to an overall area of c. 0.078 ha. (0.193 acres), currently has a detached, two storey office section with a single storey workshop and stores all in need of refurbishment.

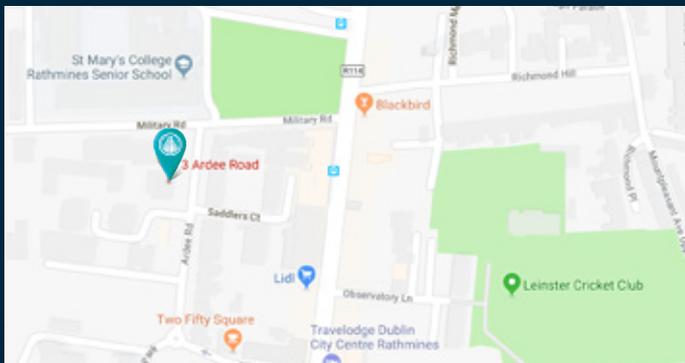
The site has parking to the front and rear and is outlined on the Ordnance Survey Map attached.

## ACCOMMODATION

The size of property on the site currently is approx:

	m <sup>2</sup>
<b>Offices:</b>	359.2
<b>Warehouse:</b>	265.2
<b>Total:</b>	624.4

All intending purchasers are advised to verify the floor areas and undertake their own due diligence.



## TOWN PLANNING

The property is zoned Objective Z4 "To provide for and improve mixed services facilities" in the Dublin City Development Plan 2016-2021.

Objective Z4 permits a range of residential, commercial, community and social based uses.

## BER



BER Rating:	E1
BER No.	800613309
EPI:	630.16 kWh/m2/yr 2.01

## TITLE

Freehold

## SALE PROCEDURE

The property is offered for sale by Public Tender on Thursday 12th April 2018 with Tenders to be submitted by 12 noon to Quinn Agnew, 20 Clanwilliam Square, Grand Canal Quay, Dublin 2 marked "3 Ardee Road".



20 Clanwilliam Square, Grand Canal Quay, Dublin 2

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