



# THE MARKET

EAT & DRINK LOCAL  
DUBLIN 2



CHARLEMONT  
SQUARE

Exceptional City Centre  
F&B / Retail Opportunities











# A NEW LANDMARK DEVELOPMENT FOR DUBLIN 2

## CHARLEMONT SQUARE

Located within the core Dublin 2 Central Business District (CBD), Charlemont Square provides a unique and vibrant new quarter in a prime central location. The development provides 355,000 sq ft of office accommodation across two buildings with 30,000 sq ft of retail space and 280 apartments, offering occupiers a unique opportunity to live, work and socialise in this exciting location.

Vibrancy is an integral part of the public realm space at Charlemont Square, with an open plaza area designed by leading landscape architects Cameo & Partners, creating a focal point of the development and offering a range of food and beverage outlets, as well as linking the leafy Grand Canal area with the action of the city centre. The development is becoming a new city meeting place.





CAFÉ / BISTRO

# Unit A

UNIQUE CAFE/ BISTRO  
OPPORTUNITY WITH  
EXCEPTIONAL STREET  
PROFILE

Unit A occupies a pivotal location immediately adjacent to the reception entrance for both of Charlemont Square's office blocks.

The unit provides for an open plan design with extensive glazed frontage, bespoke recessed awning detail forms a key design feature of the dedicated outdoor dining terrace fronting onto the primary pedestrian walkway linking Charlemont Street to the heart of Charlemont Square.






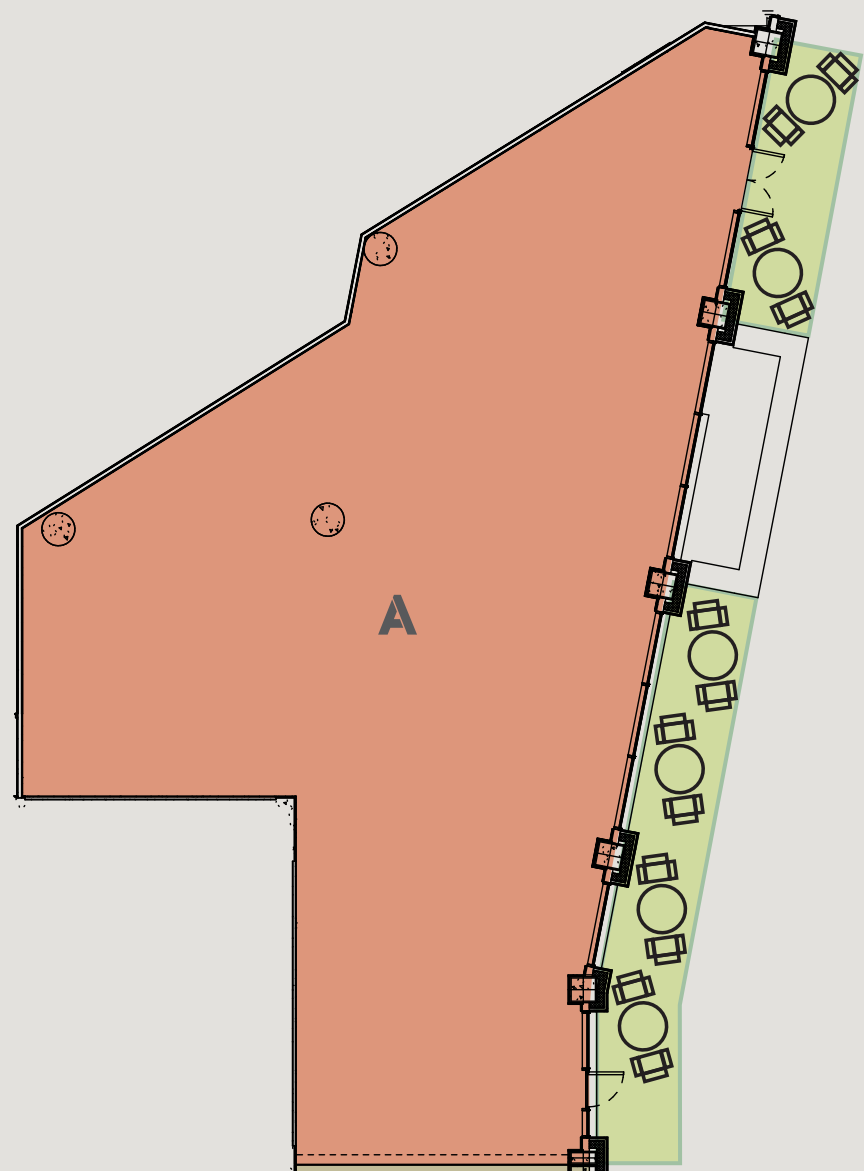
CHARLEMONT  
SQUARE



# UNIT A

USE	SQ FT	SQ M
CAFÉ	3,444	320

 Outdoor licensed seating area







**RETAIL**

**Units**

**J, K, L, M**

**(RICHMOND STREET BLOCK)**

Due for completion in mid-2024, the final phase of The Market @ Charlemont Square will provide for a blend of ground floor commercial units suitable for a variety of retail and service-related uses such as beauty, wellness, hair salon, and personal fitness.

Offering a mix of profiles onto Richmond Street and Charlemont Square, each unit will be finished with a contemporary glazed shop front design and open plan internal layout ready to receive tenant fitout out. These units will flank a new boutique pedestrian walkway which will connect Charlemont Square directly to Richmond Street, Camden Street and the wider Portobello district.

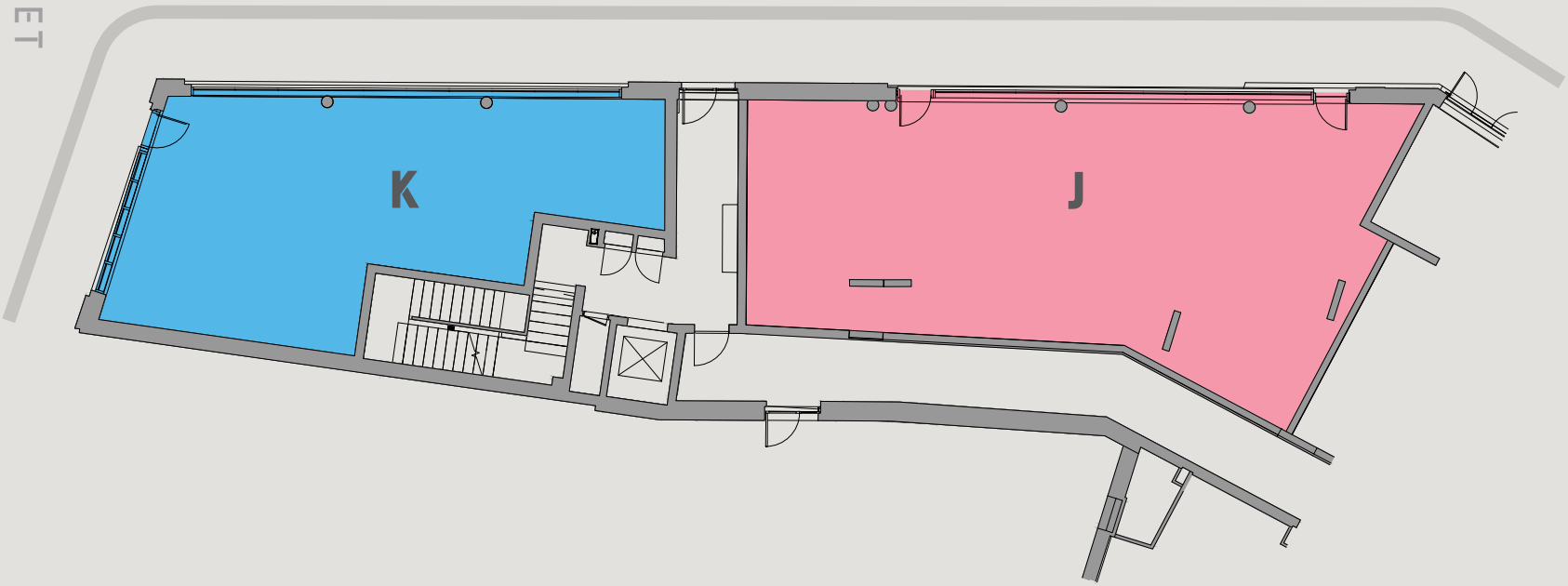
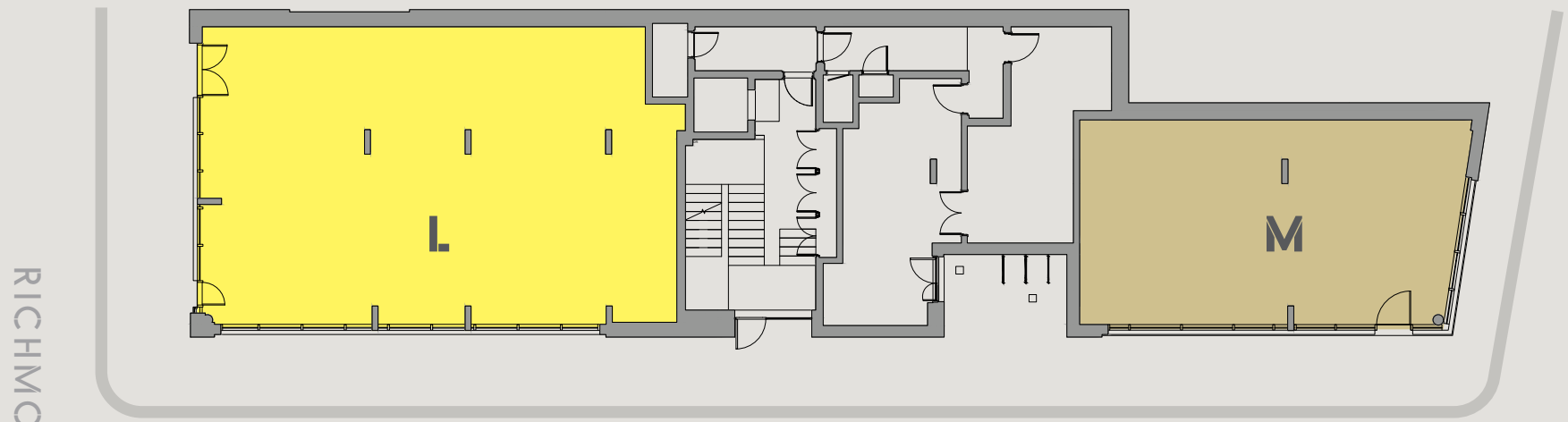


UNIT L

USE	SQ FT	SQ M
RETAIL	1,689	157

UNIT M

USE	SQ FT	SQ M
RETAIL	925	86



UNIT K

USE	SQ FT	SQ M
RETAIL	979	91

UNIT J

USE	SQ FT	SQ M
RETAIL	1,485	138



# Retail / F&B Opportunities

UNIT	USE	SQ FT	SQ M
<span style="color: #e67e22;">■</span> A	CAFÉ/ RESTAURANT	3,444	320
B	TESCO	8,045	747
C	<b>RESERVED</b>	3,886	361
D	<b>RESERVED</b>	1,700	158
E	RETAIL	1,700	158
F	MCCAULEY HEALTH & BEAUTY	LET	LET
G	ATELIER MASER	LET	LET
H	KREWE	4,391	408
I	CONCIERGE OFFICE	N/A	N/A
<span style="color: #e91e63;">■</span> J	RETAIL	1,485	138
<span style="color: #00bcd4;">■</span> K	RETAIL	979	91
<span style="color: #ffeb3b;">■</span> L	RETAIL	1,689	157
<span style="color: #c0c0c0;">■</span> M	RETAIL	925	86

(All interested occupiers will be required to satisfy themselves as to the accuracy of the unit areas provided)



Unit A



Richmond Street South Entrance Retail Units



LUAS

LUAS HARCOURT  
3 MINUTES WALK

wework

wework



RICHMOND ST SOUTH

RICHMOND STREET SOUTH

CHARLEMONT STREET

Mercer

ONE  
CHARLEMONT SQUARE  
OFFICE

TWO  
CHARLEMONT SQUARE  
OFFICE

TESCO

RESERVED

CHARLEMONT  
SQUARE

MCCAULEY  
A better you, today

atelier  
now

KREWE

wework

NEW PEDESTRIAN ENTRANCE

CONCIERGE  
OFFICE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

NEW PEDESTRIAN ENTRANCE

ACCESS FROM  
CLAYTON HOTEL

CLAYTON  
HOTEL CHARLEMONT

LUAS / METRO CHARLEMONT  
4 MINUTES WALK

LUAS

CHARLEMONT MALL



# USPS



High profile position within the Central Business District



Local population of over 25,000, in addition to over 70,000 daytime workers, both within a 10 min walking distance



Dynamic area that merges some of Dublin's coolest residential addresses, occupier hubs and the city's leading social districts



The area benefits from exceptional local amenities and transport links, with over 2,500 hotel rooms in the immediate area



Adjacent to the Charlemont and Harcourt LUAS stations providing cross city access, with the planned Metrolink station on the doorstep



A new meeting place for the city with dedicated outdoor seating areas situated around a new public square and pedestrian streets



Charlemont Square's pivotal location and open street design ensure a seamless connect with its surrounding city streetscape and mature neighbouring districts



Track record of McGarrell Reilly Group for scheme delivery







DOCKLANDS

BALLSBRIDGE

MERRION SQUARE

MERRION ROW

LEESON STREET

NATIONAL CONCERT HALL

IVEAGH GARDENS

CHARLEMONT  
SQUARE

HARCOURT LUAS STOP

CHARLEMONT LUAS STOP

HILTON HOTEL

TO RANELAGH (800 M)

CLAYTON HOTEL

PORTOBELLO

RICHMOND STREET

TO RATHMINES (850M)



CHARLEMONT  
SQUARE

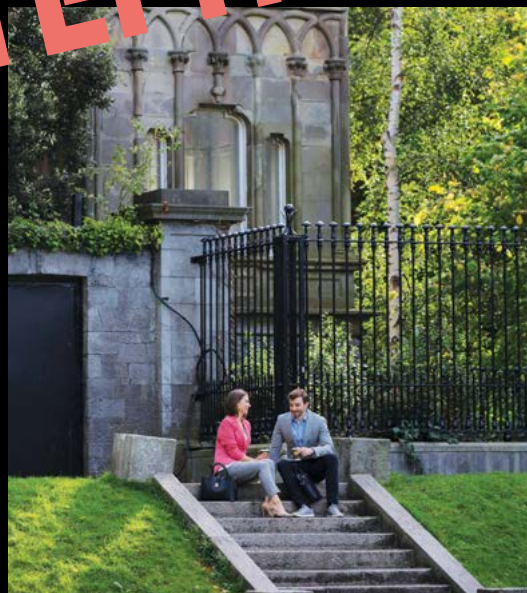
# THE NEW PLACE TO BE IN THE CITY CENTRE







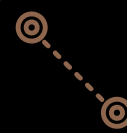
**SURROUNDED BY  
PORTOBELLO  
RICHMOND ST.  
CAMDEN ST.  
RANELAGH  
RATHMINES  
STEPHEN'S  
ST. ST.**





# TRANSPORT CONNECTIONS

Charlemont Square has a range of transportation options in its immediate area. Most conveniently, it is located a couple of minutes' walk from both Harcourt Street and Charlemont Luas Stations which provides a connection point to the wider Dublin transportation links.



**JUMP ON LUAS  
HOP A BUS  
HAIL A TAXI  
GRAB A DART  
BIKE IT**



TRANSPORT	LOCATION	WALKING TIME	DISTANCE
LUAS GREEN LINE	HARCOURT	3 MINS	200M
LUAS GREEN LINE	CHARLEMONT	4 MINS	350M
LUAS RED LINE	ABBEY STREET	24 MINS	1.9KM
DUBLIN BIKES	CHARLEMONT	3 MINS	260M
CANAL WAY CYCLE ROUTE	CHARLEMONT	3 MINS	260M
DUBLIN BUS	CHARLEMONT ST	1 MIN	50M
DART	PEARSE STN	25 MINS	1.9KM
AIRCOACH BUS	LEESON ST	11 MINS	850M
AIRLINK BUS	CHARLOTTE WAY	4 MINS	300M
DOCKLANDS STN	SHERIFF ST	40 MINS	3.2KM
METRO (PROPOSED)	CHARLEMONT	4 MINS	350M

## LUAS TRAVEL TIMES FROM CHARLEMONT SQUARE



O'CONNELL STREET  
10 MINS

DAWSON STREET  
5 MINS

ST. STEPHEN'S GREEN  
3 MINS

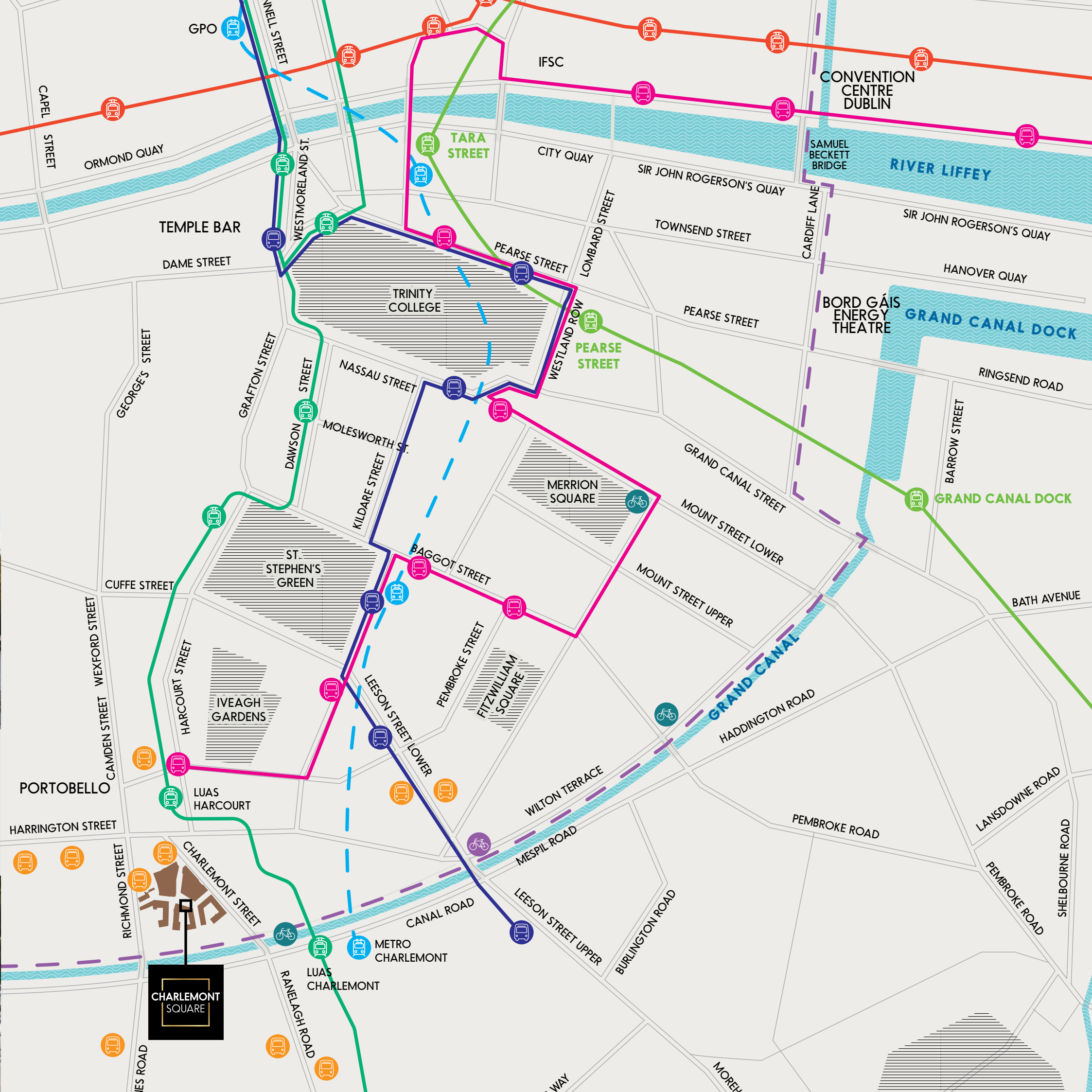
HARCOURT & CHARLEMONT STATIONS  
ON THE DOORSTEP

RANELAGH  
5 MINS

DUNDRUM  
13 MINS

SANDYFORD  
18 MINS





**CHARLEMONT SQUARE**



LUAS HARCOURT

IVEAGH GARDENS

ST. STEPHEN'S GREEN

MERRION SQUARE

FITZWILLIAM SQUARE

BORD GÁIS ENERGY THEATRE

CONVENTION CENTRE DUBLIN

TARA STREET

PEARSE STREET

TEMPLE BAR

TRINITY COLLEGE

IFSC

RIVER LIFFEY

GRAND CANAL DOCK

GRAND CANAL DOCK

GRAND CANAL

CAPEL STREET

ORMOND QUAY

GEORGES STREET

DAME STREET

WESTMORELAND ST.

GRAFTON STREET

DAWSON STREET

NASSAU STREET

MOLESWORTH ST.

KILDARE STREET

CUFFE STREET

HARCOURT STREET

PORTOBELLO

HARRINGTON STREET

RICHMOND STREET

CHARLEMONT STREET

IES ROAD

LUAS CHARLEMONT

LUAS CHARLEMONT

RANELAGH ROAD

CANAL ROAD

LEESON STREET UPPER

MESPIL ROAD

WILTON TERRACE

PEMBROKE STREET

BAGGOT STREET

MOLESWORTH ST.

NASSAU STREET

PEARSE STREET

CITY QUAY

IFSC

SIR JOHN ROGERSON'S QUAY

TOWNSEND STREET

PEARSE STREET

GRAND CANAL STREET

MOUNT STREET LOWER

MOUNT STREET UPPER

HADDINGTON ROAD

PEMBROKE ROAD

LANSDOWNE ROAD

PEMBROKE ROAD

SHELBOURNE ROAD

SAMUEL BECKETT BRIDGE

SIR JOHN ROGERSON'S QUAY

HANOVER QUAY

RINGSEND ROAD

BARROW STREET

BATH AVENUE

MOREH

WAY









# A DAY AND NIGHT DESTINATION

OVER 4,000 PEOPLE  
WILL LIVE AND WORK IN  
CHARLEMONT SQUARE.  
A NEW SOCIAL HUB FOR  
THE NEIGHBOURHOOD











# DEVELOPER



McGarrell Reilly Group is a privately owned property group that has created some of the highest quality developments in Ireland, the UK and Germany. This group prides itself on the quality of their portfolio and constantly strives to add value to each of their projects.

Successfully operating for almost 40 years, some of McGarrell Reilly Group's best-known developments / refurbishments / investments include: The Sharp Building,

Iveagh Court Complex, Dublin 2; The Watermarque Building, Dublin 4; 25-28 Adelaide Road, Dublin 2; Malahide Marina, Co. Dublin; CityNorth Business Campus on the M1 Motorway outside Dublin; and Spitalerhof in Hamburg.

Over the past 39 years, McGarrell Reilly Group has successfully worked with top blue-chip companies to design and build office properties to suit their specific local requirements while meeting their worldwide

standards of excellence. McGarrell Reilly Group are proud to count several leading international companies and institutions as clients: Perrigo, Marsh, Mercer, Pfizer, State Street, Cisco, Airbnb, Betfair, Aon, Office of Public Works (Irish Government), Central Bank of Ireland, various embassies, Jack & Jones and New Yorker, to name but a few.

[www.mcgarrellreilly.ie](http://www.mcgarrellreilly.ie)

# RETAIL AGENTS



+353 1 618 1300

[savills.ie](http://savills.ie)

LRN: 002233

**Stephen McCarthy**  
[stephen.mccarthy@savills.ie](mailto:stephen.mccarthy@savills.ie)

NOTE: ALL IMAGES ARE FOR ILLUSTRATION PURPOSES

IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Lévo Charlemont  
CHARLEMONT TOWER

Lévo Charlemont  
CHARLEMONT LANE



[www.charlemontsquare.com](http://www.charlemontsquare.com)

