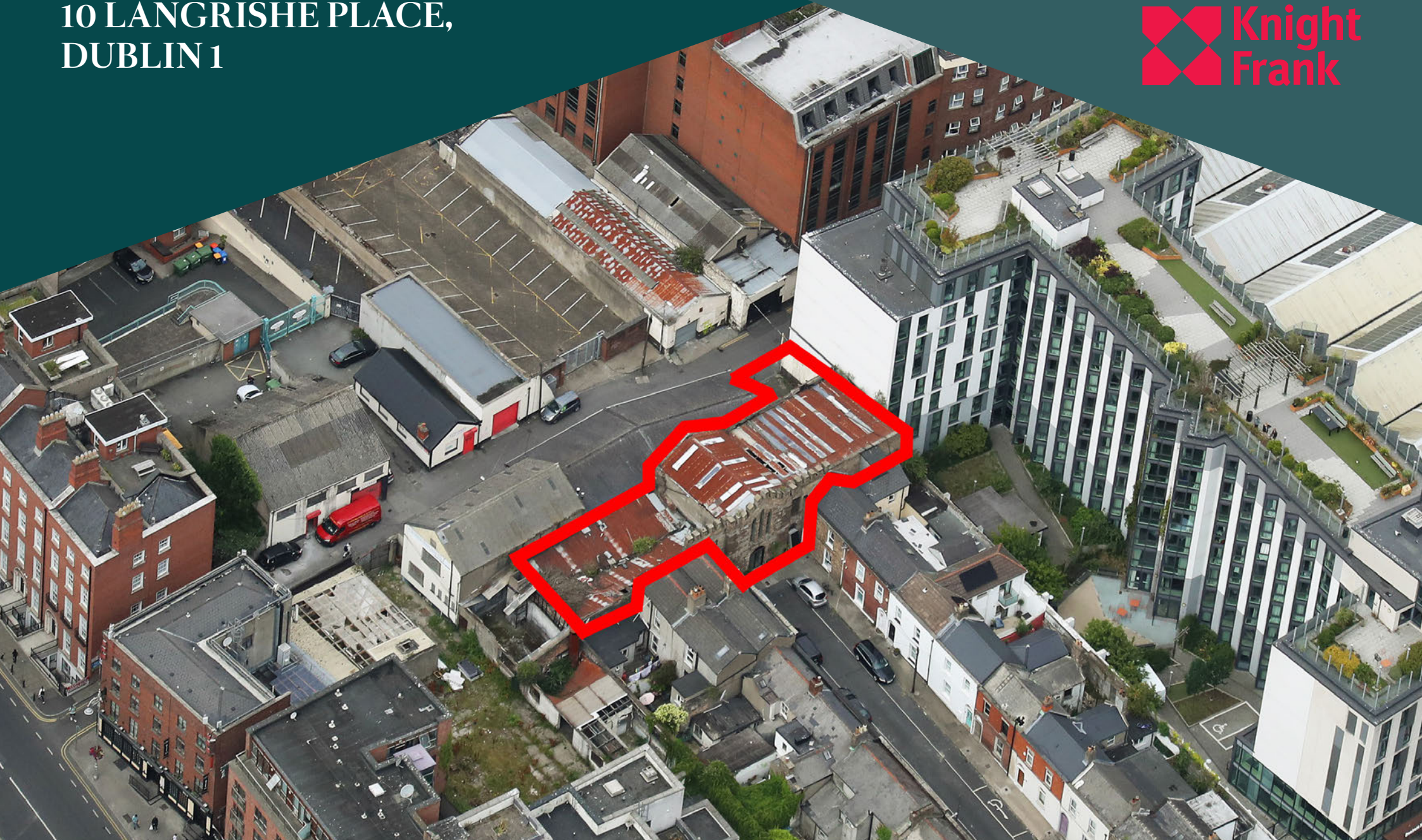


10 LANGRISHE PLACE,
DUBLIN 1



INDUSTRIAL PREMISES WITH DEVELOPMENT POTENTIAL (S.P.P)

10 Langrishe Place, Dublin 1

Description

The property comprises a vacant part single part two storey industrial unit with mezzanine level, formally used as an office, extending to a total 3,896 sqft / 362 sqm (approx.) The property (a Protected Structure) includes an attractive two storey rubble stone facade which fronts Langrishe Place with vehicular access provided via Gardiner Lane to the rear.

Given the strategic location the property presents an opportunity for continuation of its current industrial use, repurposing or redevelopment, subject to planning permission.

Location

Langrishe Place is situated just off Summerhill Road, off Gardiner Road and south of Mountjoy Square in Dublin 1. The property is within walking distance of major city centre locations including O'Connell Street, Parnell Square, and the IFSC. The area is highly accessible and well served by public transport, with nearby access to multiple Dublin Bus routes, the Luas Green Line (Parnell stop), and Connolly Station, providing DART, intercity rail, and Luas Red Line connections.



Zoning

This property is Zoned Z5 -City Centre under the Dublin City Development Plan 2022-2028, which seeks “to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.”

Price

On Application

Inspection

Strictly by appointment through agent

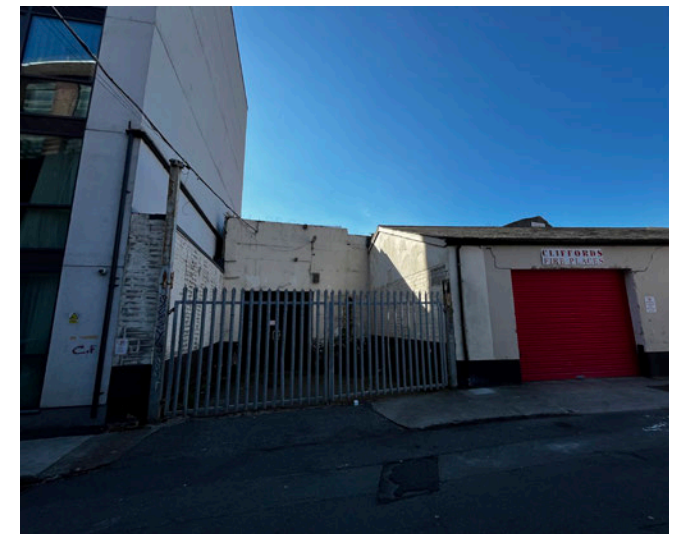
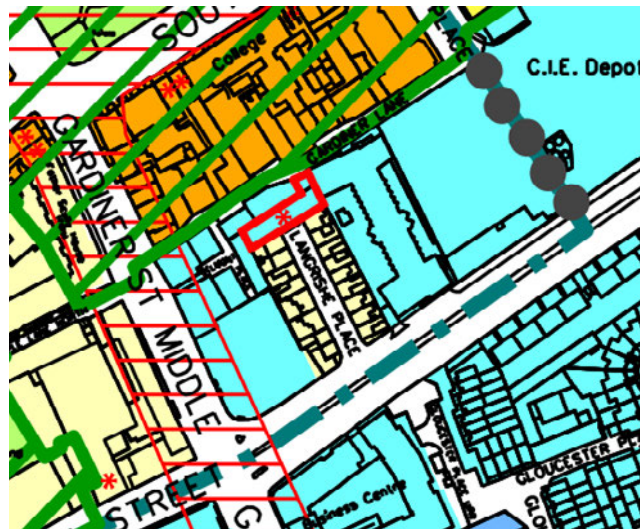
Availability

Immediately

Gross External Floor Area. Measurements are approximate. All parties are advised to satisfy themselves as to the accuracy of the floor areas provided.

*Intending purchasers are specifically advised to verify all information including floor areas etc. See DISCLAIMER.

Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake and satisfy themselves with their own investigations and into the working order of these items.





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