

**FOR SALE**

# 9 City Gate Lower Bridge Street, Dublin 8

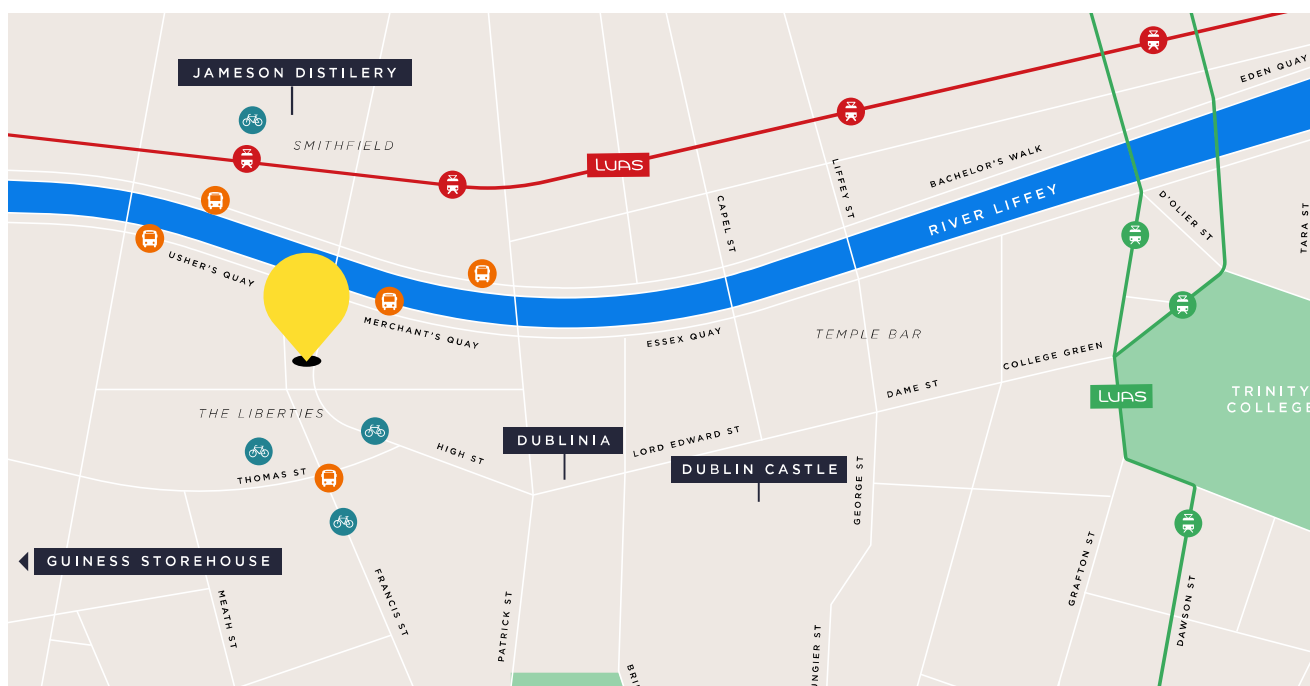
## Office Opportunity with Potential for Residential Conversion

- 9 City Gate is a well-located, mid-terrace office building on Lower Bridge Street, Dublin 8, overlooking the River Liffey and within walking distance of iconic landmarks such as the Guinness Storehouse, Christchurch Cathedral, Dublinia, the Old Jameson Distillery, Collins Barracks, and Temple Bar.
- The property comprises a three-storey building extending to approx. 1,185 sq ft. The ground floor features a partitioned office, open-plan desk space, under-stairs storage, kitchenette, and W/C. The upper floors offer additional open-plan office space, with a second W/C on the third floor.
- A single car parking space is included, located in a secure gated facility to the rear.
- Exceptionally well-served by public transport, the Four Courts Luas Red Line stop is just 350m away, offering direct access to Heuston and Connolly stations. Multiple Dublin Bus routes operate nearby along the South and North Quays.
- 9 City Gate also presents a compelling residential conversion opportunity (Subject to planning permission), with potential to create up to three apartment units in one of Dublin's most sought-after residential areas.

# Schedule of Accommodation

Floor	Current Use	Area sq m	Area sq ft
Ground	Office	33.48	360.37
First	Office	35.41	381.17
Second	Office	41.08	442.42
<b>Total</b>		<b>109.97</b>	<b>1,184</b>

Please note that these floor areas are NIA and are approximate measurements and are for guidance purposes only. Parties are encouraged to satisfy themselves on the accuracy of the same.



## TITLE

Further information is available upon request.



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## VIEWINGS

Strictly by appointment through Savills the sole agents.

**savills**

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