



Location Map Only



WAREHOUSE/ DEVELOPMENT SITE

9A BASIN VIEW,
THE LIBERTIES,
DUBLIN 8

 (01) 490 3201

 www.jpmdoyle.ie



204 sq.m

For Sale by Private Treaty

LOCATION

The property is located in the heart of Dublin City and in close proximity to St. James Hospital Campus which will soon house the new National Maternity Hospital. The property is also conveniently located beside Christchurch, The Four Courts, The Law Library, Heuston Station and The Royal Hospital Kilmainham. St. Stephen's Green and Jervis Street shopping centres are also within walking distance. This is a prime City Centre location with many of Ireland's leading tourist attractions close by to include The Guinness Store House, The National Science Gallery and the highly popular tourist area of Temple Bar. Trinity College and Dublin Castle are also less than 15 minutes on foot. The area is well serviced by public transport including the LUAS Red Line.

DESCRIPTION

The property comprises of an open plan warehouse building extending to c. 205 Square Metres/ 2,206 Square Feet offering tremendous potential for further development/ upgrading or residential development (subject to planning being granted)

TOWN PLANNING

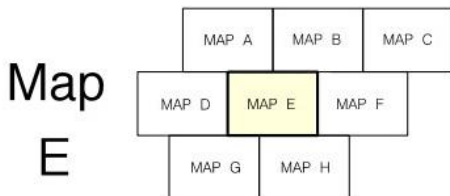
The site is beside an existing apartment scheme of between four and six storeys and is shown on the Dublin City Development plan as Zoned Objective Z10 Inner City Sustainable Mixed Uses (To consolidate and facilitate the development of Inner City and Inner Suburban sites for mixed use, with office/ residential the predominant uses in the inner city areas).





Dublin City Development Plan 2022-2028

DRAFT



PRIMARY LAND USE ZONING CATEGORIES⁴

Zone Z1	Sustainable Residential Neighbourhoods	
Zone Z2	Residential Neighbourhoods (Conservation Areas)	
Zone Z3	Neighbourhood Centres	
Zone Z4	Key Urban Villages / Urban Villages	
Zone Z5	City Centre	
Zone Z6	Employment/Enterprise	
Zone Z7	Employment (Heavy)	
Zone Z8	Georgian Conservation Areas	
Zone Z9	Amenity Open Spaces and Green Networks	
Zone Z10	Inner Suburban and Inner City Sustainable Mixed-Uses	
Zone Z11	Waterways Protection	

