



HSQ

HEUSTON
SOUTH
QUARTER

Open

RETAIL
OPPORTUNITIES
AT HSQ

ONE OF DUBLIN'S MOST EXCITING AND SOUGHT AFTER MIXED-USE DEVELOPMENTS

343

FULLY LET LUXURY
APARTMENTS



423

CAR
PARKING
SPACES



300,000 SQ FT



FULLY LET GRADE A
OFFICE SPACE

80,000 SQ FT

COMMERCIAL
ACCOMMODATION



+3.6
ACRES

OF LAND FOR FUTURE
DEVELOPMENT



THE OPPORTUNITY

RETAIL UNITS FROM APPROX.
810 SQ FT TO 1,600 SQ FT

SHELL CONDITION

RENT: ON APPLICATION





Located in an **established residential and commercial location** in Dublin 8, approx. **3 km west of Dublin City Centre**



1,000 PEOPLE LIVE and a further **2,400 WORK** within the development.

TRANSPORT



Adjacent to Heuston Station, with a daily footfall of **20,000 PEOPLE**

LUAS

Luas Red Line minutes away

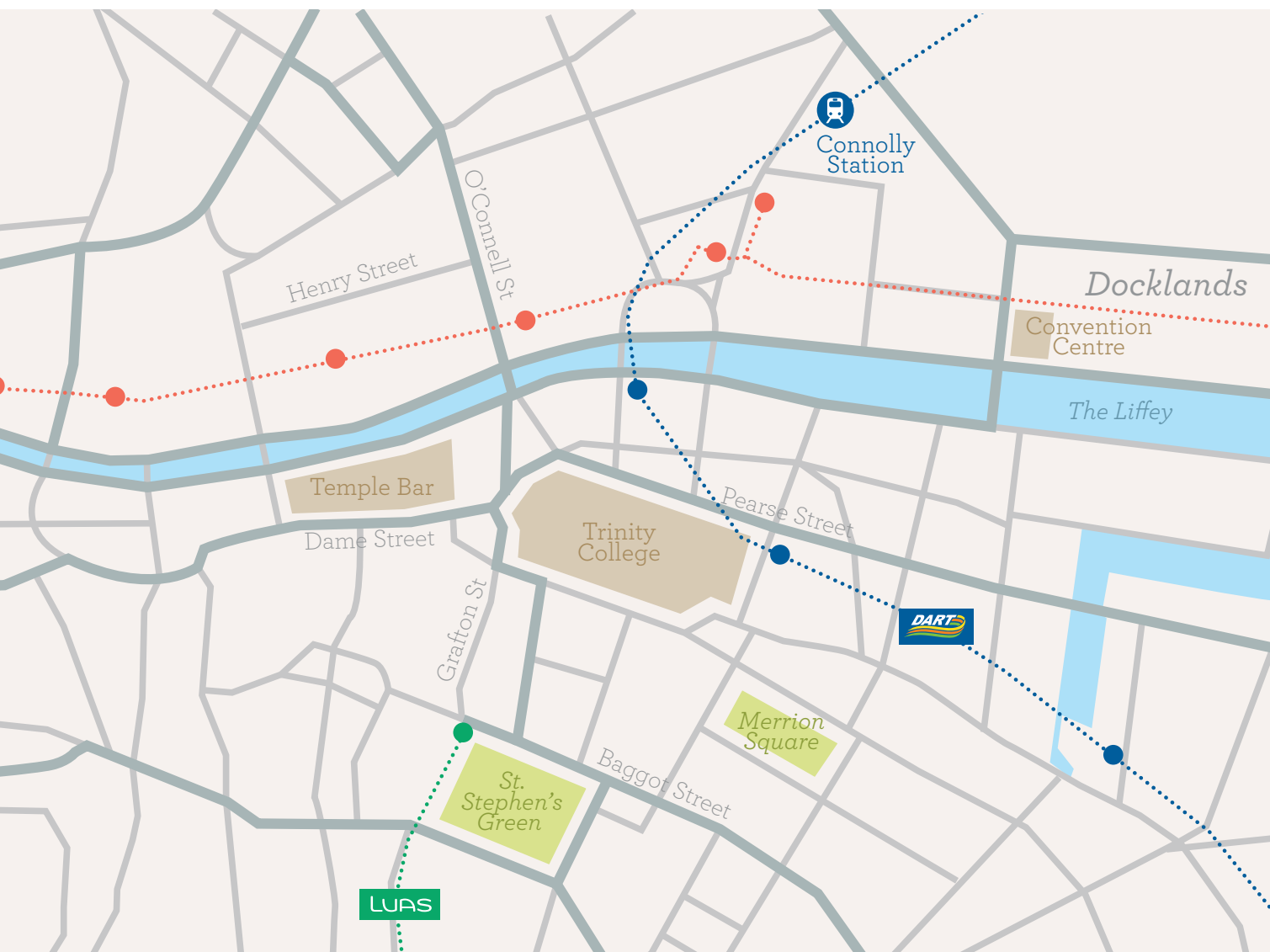


A host of bus routes



6 km east of the M50

ALL PROVIDING CONVENIENT ACCESS TO THE CITY CENTRE AND SUBURBS.



The development is perfectly positioned to benefit from its proximity to a variety of

AMENITIES and ATTRACTIONS:

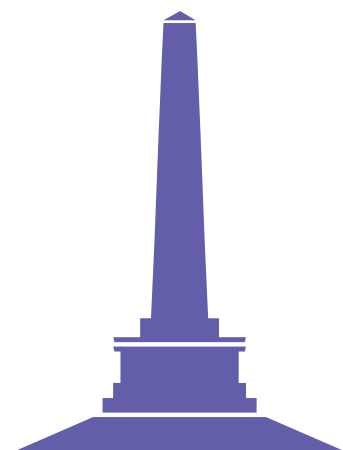
THE IRISH MUSEUM OF MODERN ART,
ATTRACTING **300,000** VISITORS ANNUALLY

THE PHOENIX PARK

THE NATIONAL MUSEUM OF IRELAND

DUBLIN ZOO

THE GUINNESS BREWERY



SITE LAYOUT



KEY
TENANTS
PLUS GOVERNMENT
BODIES

EIRCOM

UNIT 8
785 SQ FT

UNIT 7
786 SQ FT

UNIT 6
808 SQ FT

HEUSTON
CLEANERS

UNIT 4 **1,496 SQ FT**
FULL PLANNING PERMISSION
FOR MEDICAL CENTRE USE

SUBWAY

THE
BRUNEL

THE DARGAN

HSQ
PHARMACY

UNIT 1B **1,763 SQ FT**
FULL PLANNING PERMISSION
FOR RESTAURANT USE

UNIT 2
HSQ CAFE

INSOMNIA
COFFEE

DECARE
DENTAL

SUPERVALU

NEW
SUITE
MANAGEMENT

ANYTIME FITNESS

THE SANCTON WOOD

MILITARY ROAD

SCHEDULE OF
ACCOMMODATION



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HSQ.IE

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