



CGI for illustrative purposes only

19-21 Aston Quay, Dublin 2

For Sale by Private Treaty

A rare opportunity to acquire a true Dublin city centre landmark

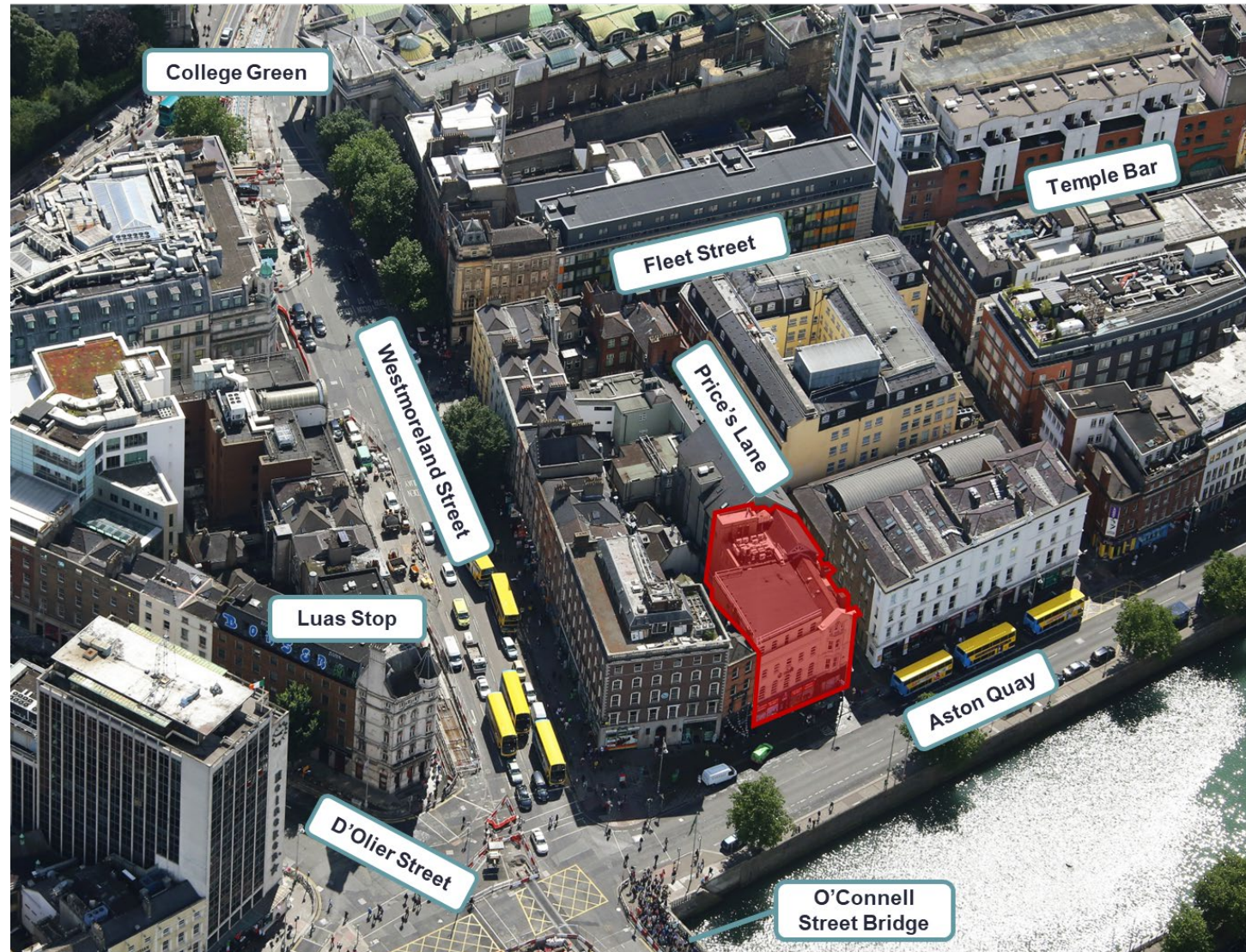


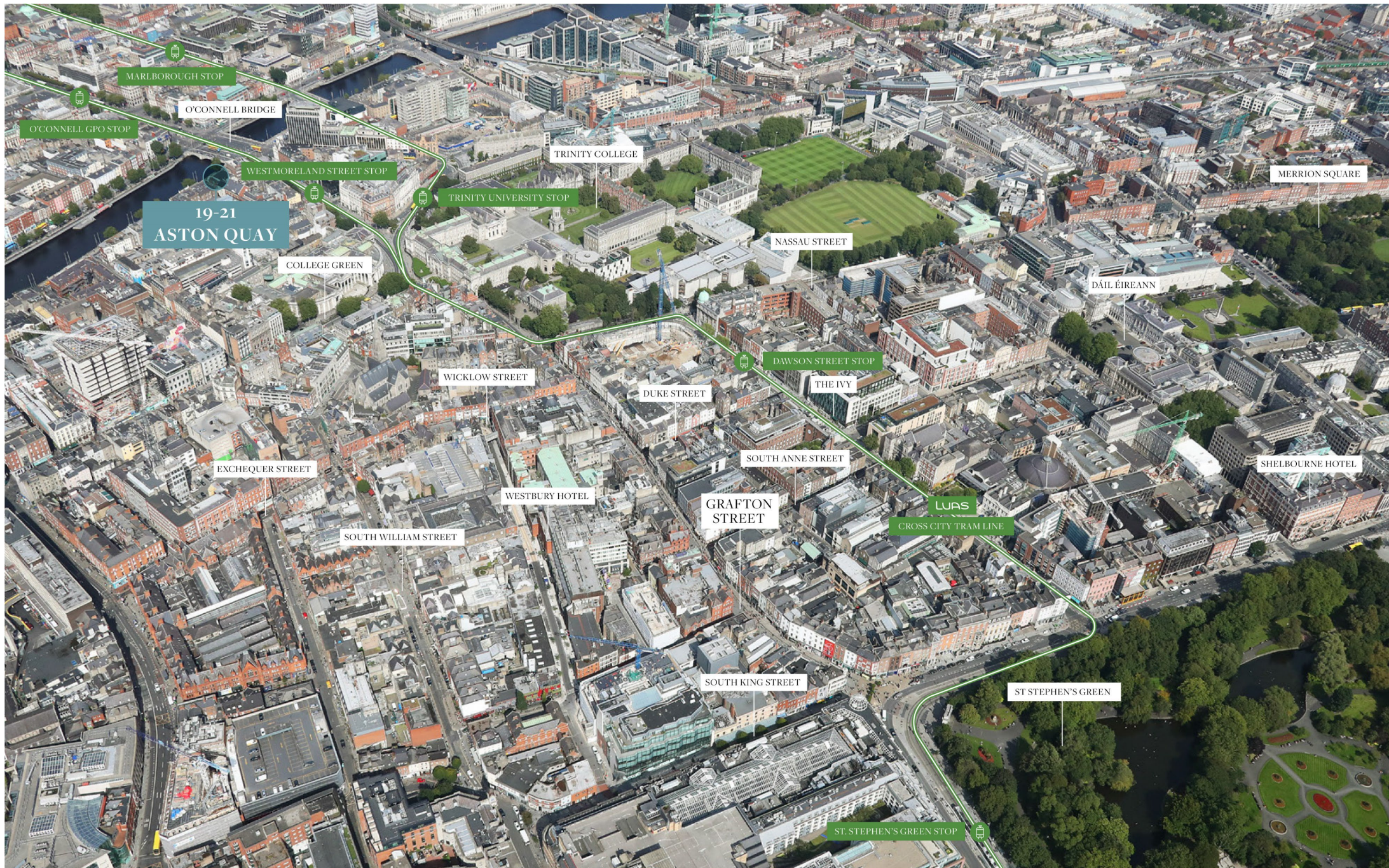
LOCATION

19 - 21 Aston Quay occupies a pivotal south Dublin city centre location. Offering magnificent views overlooking the river Liffey, the location is simply exceptional.

Located immediately adjacent to O'Connell Street Bridge and Westmoreland Street, a key pedestrian, vehicular and Luas cross city hub connecting north and south Dublin city centre districts. The property is immediately adjacent to Temple Bar while College Green, Dame Street, Grafton Street and Henry Street are but a short stroll away.

Nearby occupiers include The Fleet Hotel, The Morgan and The Westin Hotel while must visit tourist attractions located nearby include Trinity University and The GPO O'Connell Street.





DESCRIPTION

The entire property is being offered with full vacant possession and comprises a four storey over basement retail/ office property which was formerly occupied by USIT Student Travel as their head office.

Each floor is serviced by two separate stairwells and passenger lift, with separate loading and secondary fire escape access available off Price's Lane located to the side of the property.

While requiring some refurbishment, the property is in good condition throughout, but clearly offers potential for a variety of alternative uses subject to planning including hospitality and/or leisure use.

FLOOR AREAS GIA:

Floor	Sq Ft	Sq.M
Basement	966 sq ft	89 sq.m
Ground floor	4,168 sq ft	387 sq.m
First floor	4,132 sq ft	383 sq.m
Mezzanine	1,448 sq ft	134 sq.m
Second floor	4,245 sq ft	394 sq.m
Third floor	4,026 sq ft	374 sq.m
Total	18,985 sq ft	1,761 sq.m

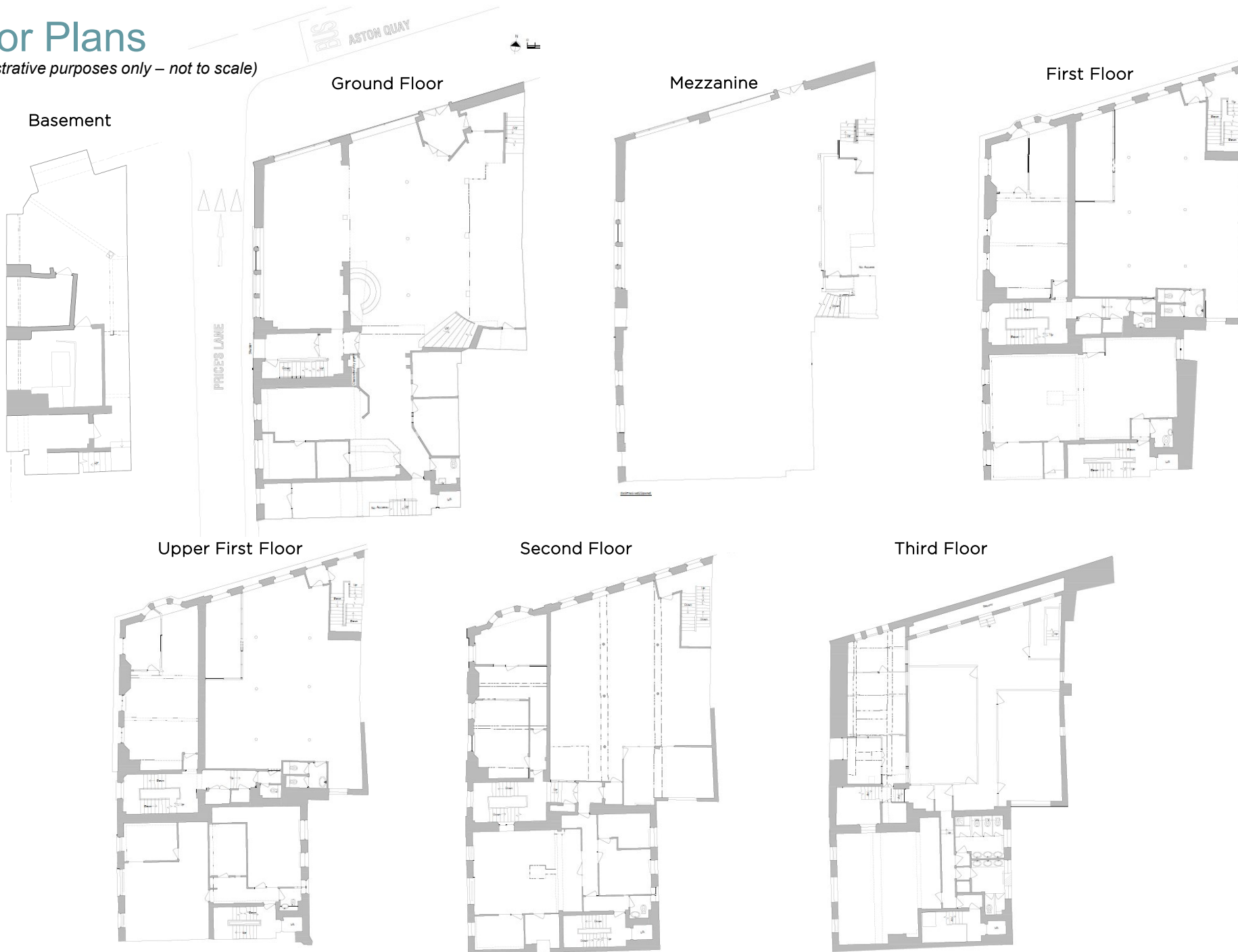
(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)

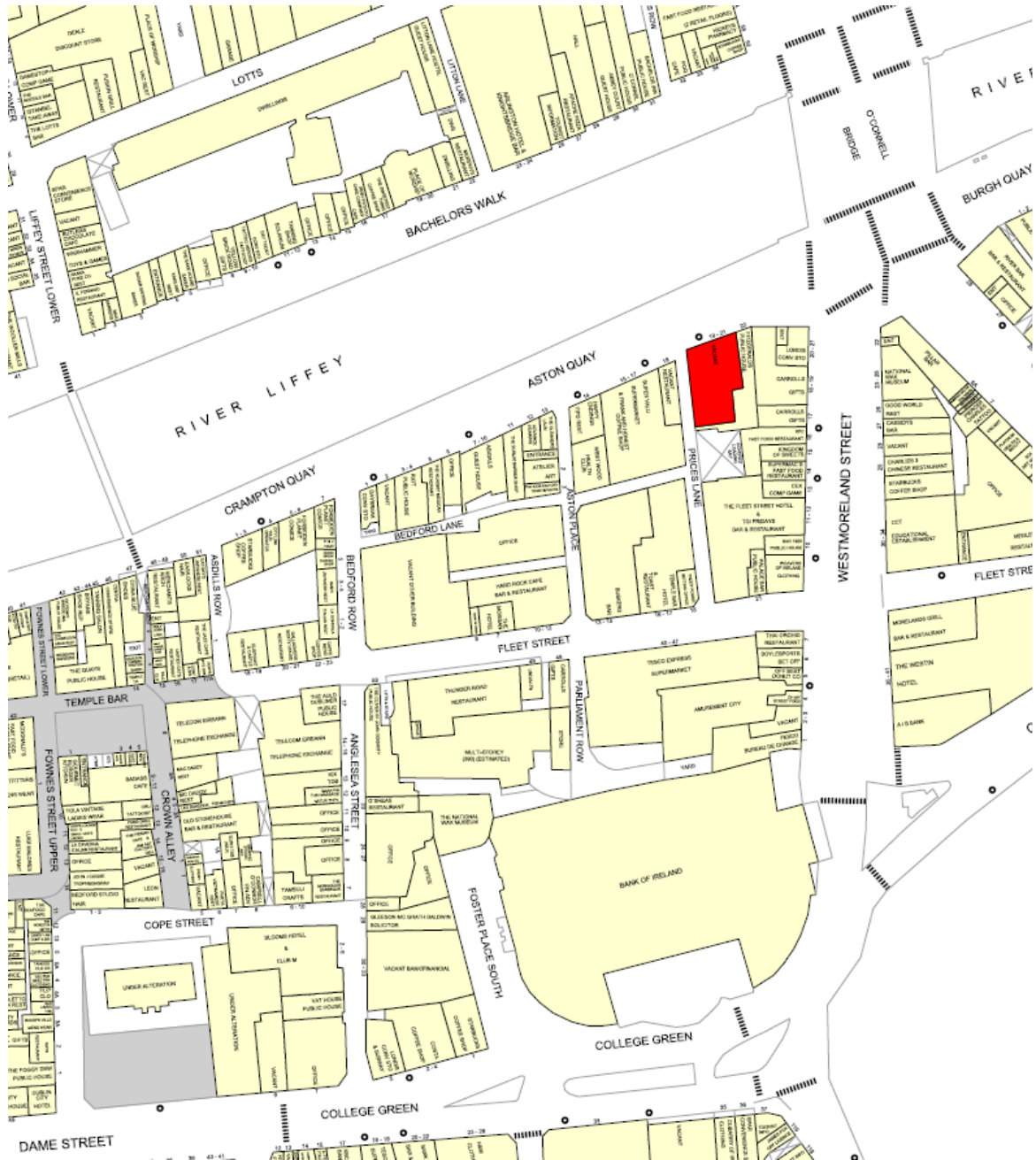


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Floor Plans

(For illustrative purposes only – not to scale)





LOCATION MAP – For indicative purposes only

Guide Price

On Application

Title

Freehold

Viewing

Strictly by prior and accompanied appointment

BER



CONTACT

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