



Site at the Corner of Macken St. & Pearse St. Dublin 2

- Warehouse / Store on site of c. 93 sq. m.
- Docklands Development Opportunity
- Suitable for a Variety of Uses subject to PP
- Vibrant Location



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01 662 3113
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**FOR
SALE**

LOCATION

The property is located on the corner of Macken Street and Pearse Street in the centre of Grand Canal, Dublin 2. This area is now dominated by international businesses including Google, Facebook, McCann FitzGerald, Beauchamps and BNY Mellon.

Local amenities adjacent to the property include the Bord Gais Energy Theatre, Flyefit Gym, The Clayton Hotel and The Marker Hotel. There are numerous bars and restaurants located in Grand Canal Square. It also benefits from multiple Dublin Bus routes Dublin Bike Stations nearby, as well as the DART at both Grand Canal Dock station and Pearse Street station.

DESCRIPTION

The property is a warehouse/store on a site of c. 93 sq. m. Previously in use as a blacksmiths forge, the building comprises of traditional masonry brick walls and metal deck roof.

FEATURES INCLUDE:

- Docklands Development Opportunity
- Corner Site
- Main Road Access
- Electricity and Water connections

ACCOMMODATION

Warehouse / Stores on site of c. 93 sq. m.

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.

ZONING / OPPORTUNITY

The property is currently zoned “Z2: Residential Neighbourhoods (Conservation Areas)” – “To protect and/or improve the amenities of residential conservation areas”.

The property provides a prime development opportunity subject to planning permission and benefits from services.

TITLE

Freehold

BER RATING

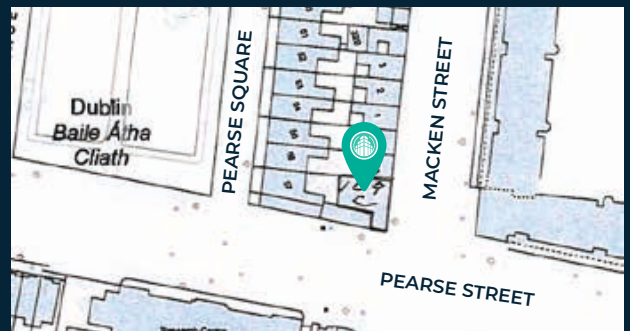


BER Rating: G

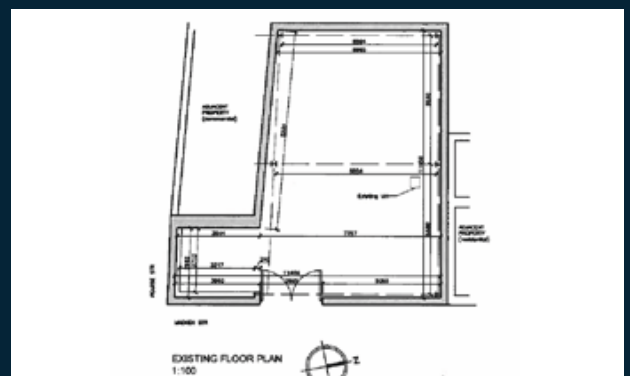
BER No.: 800628331

EPI: 4117.72 kWh/m²/yr 8.94

MAP



FLOOR PLAN



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