

**DEVELOPMENT OPPORTUNITY**

**FOR SALE BY PRIVATE TREATY**

# **36a East Road, Dublin 3**

**Commercial/Residential Development Site  
Presently used as warehouse/distribution facility**



- Prime residential/office opportunity (subject to Planning Permission)
- Site area 0.186 hectares approx. (0.46 acres approx.)
- Area of warehouse c.1,585sqm (c.17,000sqft)
- Eaves height c.5.33m
- Located c.1.5km from the city centre in close proximity to the Port Tunnel, Point Depot, IFSC, Spencer Dock.

**ALLEN & TOWNSEND**

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**TEL: 01 676 5630**

Web: [www.allen-townsend.ie](http://www.allen-townsend.ie)

**LOCATION:**

The site is located off East Wall Road c.1.5km from the city centre. The surrounding area has experienced major redevelopment in recent years and has become one of the most sought after residential / commercial locations in the city.

The subject site is surrounded by large office and residential developments. The area is well supported by public transport; DART, LUAS, Bus and the Port Tunnel.

**DESCRIPTION:**

The property comprises a regular rectangular shaped site measuring approximately 0.46 acres which is currently being used as warehousing and distribution facilities. The eaves height is approximately 5.33m.

**ZONING:**

The subject site is zone Z14 'to seek social, economic and physical development or rejuvenation of an area with mixed use of which residential and 'Z6' would be predominant uses' under the Dublin City Development Plan 2005 - 2011

Permitted uses include: Residential, shop (neighbourhood), office, buildings for health, safety and welfare of the public, childcare facility, community facility, embassy, enterprise centre, guest house, hotel, home-based economic activity, medial and related consultants, training centre.

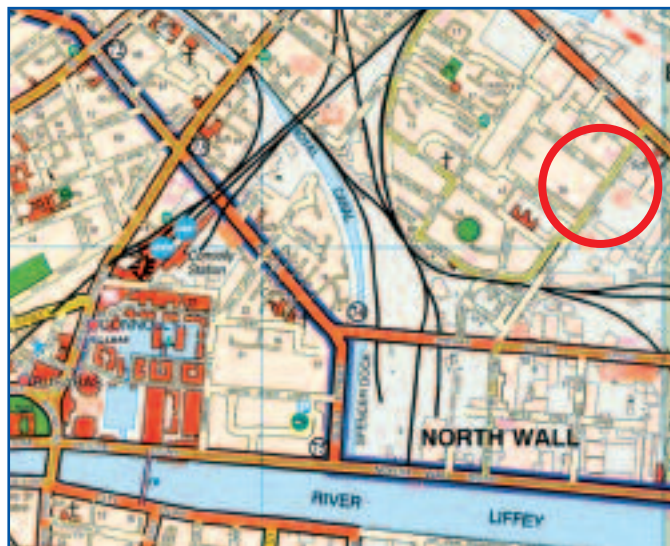
Also open for consideration uses: Car trading, garage, public house, warehousing, retail (non food).

**PLANNING:**

A Feasibility Study has been prepared by BCDH Architects showing a scheme of 50 apartments plus retail at ground floor level together with underground car parking. A copy of this report is available on request from sole agents Allen & Townsend.

**PRICE REGION:** €5,500,000

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