

3
THREE
WHITAKER SQUARE

Sir John Rogerson's
Quay, Dublin 2

Commercial Opportunity in Dublin's South Docklands





Building 3, Whitaker Square presents the opportunity to acquire a well-located office asset in the heart of Dublin's South Docklands, one of Ireland's most established business locations.

Highlights

- Detached six storey over basement office building extending to 25,254 sqft NIA.
- 8 basement parking spaces.
- 300 meters from the Samuel Beckett Bridge.
- Zoned Objective SDRA (Z14) – regeneration of underutilised or strategically important urban sites by allowing a mix of uses, including residential, commercial and community facilities.



Ideally positioned within walking distance from the River Liffey and the Samuel Beckett Bridge, the property benefits from immediate access to both Dublin's traditional Central Business District and the wider South Docklands area. The South Docklands has become one of Dublin's most important commercial destinations, characterised by a concentration of international occupiers, modern office developments and a growing residential population.

The area continues to benefit from significant public and private sector investment, underpinning its long-term appeal to occupiers and investors alike. Supported by excellent transport infrastructure, a vibrant commercial amenity offering and an established corporate presence.



Building Specification

- Self contained commercial building
- For sale with vacant possession
- Suitable for a variety of uses (S.P.P.)
- Currently laid out as fitted office accommodation
- Dedicated reception on the ground floor
- Currently designed to accommodate ample private offices and meeting spaces
- Raised access floors
- Two 13-person lifts.
- Heating, ventilation and air conditioning
- Gas boiler
- 8 basement car parking spaces



25,254 Sqft
HQ Building



Partitioned Office
Accommodation



Secure
Bike Storage



Shower
Facilities



Excellent Location
Between CBD &
South Docks



Raised Floors
& Suspended
Ceilings





The Property

Three Whitaker Square extends to 25,254 sq. ft NIA across six-storey self contained office building arranged over regular floor plates.

The property currently provides fitted CAT B office accommodation, offering cellular offices, meeting rooms and a modern, adaptable conference room accommodating up to 100 people, with the flexibility to operate as one large space or two separate rooms through a mobile wall system.

Building amenities include shower facilities, modern kitchens with adjoining seating areas, tea stations and a dedicated reception at ground floor.





Location

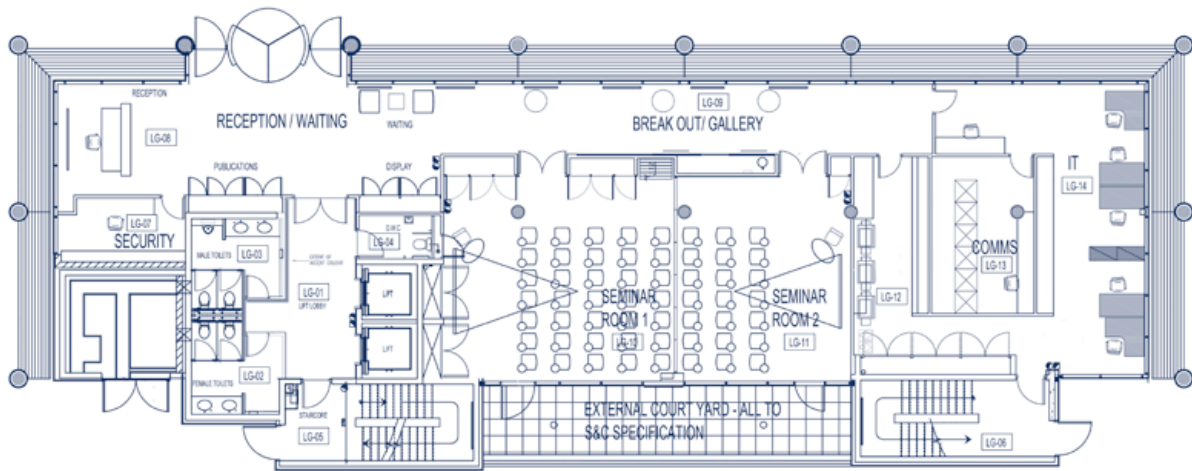
Building 3, Whitaker Square is situated in the heart of Dublin's South Docklands, one of Ireland's premium office locations.

The area has evolved into a global business hub and is home to many leading multinational occupiers including Salesforce, JP Morgan, HubSpot, Accenture and Indeed.

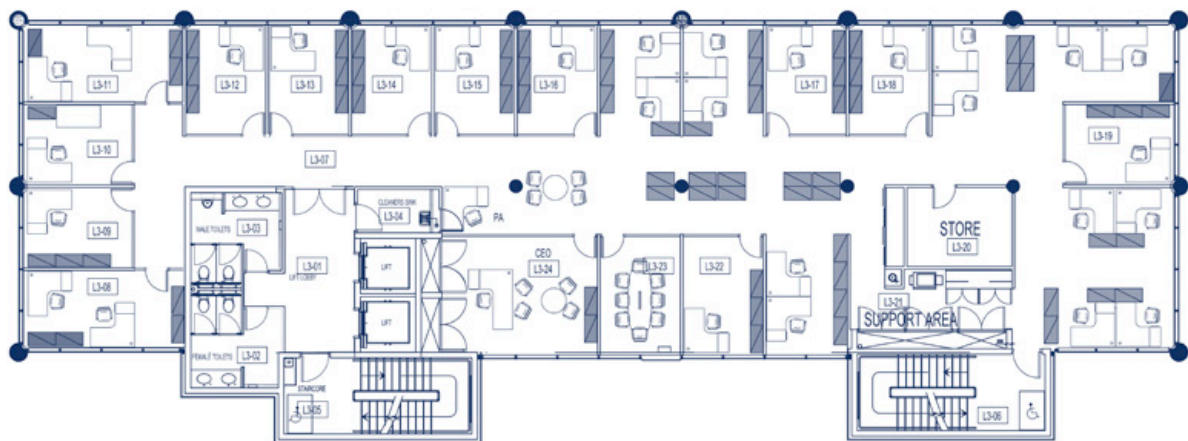
Benefiting from excellent connectivity, a highly attractive working environment and continued investment, the South Docklands remains one of Dublin's most established and resilient commercial districts, attracting a diverse range of occupiers from the technology, financial services, legal and professional services sectors.



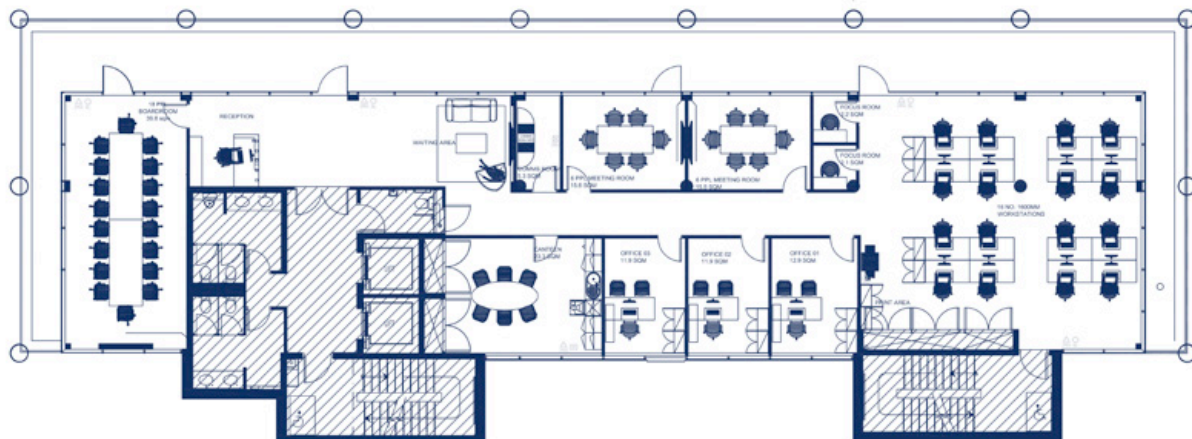
Ground Floor Layout



Sample Upper Floor Layout



Fifth Floor Layout



Accommodation Schedule

FLOOR		SIZE SQM (NIA)	SQFT (NIA)
Ground Floor	Office	337.300	3,630.667
First Floor	Office	428.360	4,610.828
Second Floor	Office	428.360	4,610.828
Third Floor	Office	428.360	4,610.828
Fourth Floor	Office	428.360	4,610.828
Fifth Floor	Office	295.437	3,180.057
Cars	8 spaces		





Parking & Facilities

The property benefits from 8 basement car parking spaces, accessed via a shared basement car park from Hanover Street East. Additional occupier facilities include shower facilities and dedicated bicycle store.





Connectivity

Building 3, Whitaker Square benefits from excellent transport connectivity, providing convenient access to Dublin city centre and key districts across the capital. The property is within walking distance of Pearse DART Station (8 minutes), Dublin Bus services (3 minutes), the Luas Red Line at Mayor Square (10 minutes) and the Luas Green Line at Westmoreland (18 minutes). Several Dublin Bikes stations and dedicated cycle lanes are located nearby, supporting sustainable commuting and providing seamless connectivity throughout the city. In addition, the Dublin Port Tunnel and M50 Motorway are easily accessible, facilitating efficient travel to Dublin Airport and Ireland's national road network. The proposed MetroLink station will also be approx. 11 minute walk from the building.



Local Amenities

Building 3, Whitaker Square is situated in the heart of Dublin's South Docklands, one of the capital's most vibrant mixed-use districts. Occupiers benefit from an exceptional range of amenities, including the Bord Gáis Energy Theatre, Convention Centre Dublin, 3 Arena, The Marker Hotel, Clayton Hotel together with a diverse selection of cafés, restaurants, bars and leisure facilities.

Eircode

D02 K138

Title

The property is held under a Long Leasehold title.

Details will be provided on request.

Price

On application.

BER



Further information & viewing

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