

TO LET

RETAIL UNIT, BLOCK L, GLASS BOTTLE

Property Highlights

- Excellent retail opportunity within the newly developed Glass Bottle scheme in Dublin 4.
- The unit extends to approximately 260 sq.m (2,798 sq.ft).
- Located within a landmark 37.2-acre waterfront development.
- Suitable for a range of uses, subject to planning.
- Quoting Rent available enquiry.

Location

Glass Bottle is located at Sandymount Strand, Dublin 4, occupying a prime waterfront position overlooking Dublin Bay. The development is strategically situated between Sandymount, Ringsend and Irishtown, while also being within close proximity to Grand Canal Dock and Dublin City Centre.

The area benefits from excellent transport connectivity, including nearby DART stations, numerous Dublin Bus routes and convenient access to Dublin Port and Dublin Airport. The location also benefits from a range of nearby amenities and recreational attractions including Sandymount Strand, Irishtown Nature Reserve and the Great South Wall.

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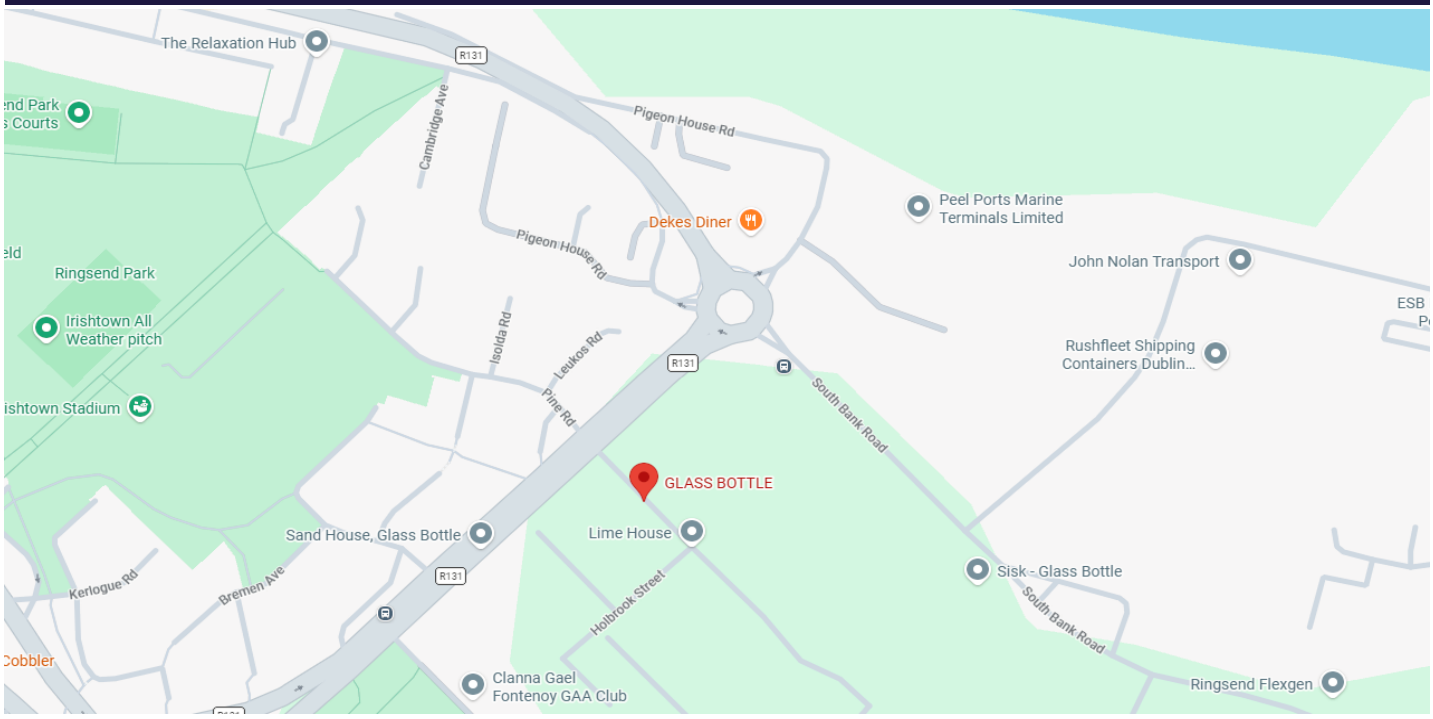
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Glass Bottle, Dublin 4



Property Description

Glass Bottle is a landmark mixed-use development located on the former Irish Glass Bottle site at Sandymount Strand, Dublin 4. Extending to approximately 37.2 acres, the development will deliver c.3,800 residential units alongside almost 1 million sq.ft of commercial accommodation, including office space, a hotel, retail units, cultural and community facilities.

The scheme is being developed as a new waterfront neighbourhood, combining residential, commercial and amenity uses in one of Dublin's most sought-after locations. Residents will benefit from a wide range of on-site amenities including gyms, co-working spaces, meeting rooms, rooftop terraces and landscaped communal areas. The development also enjoys direct access to Dublin Bay and is strategically positioned in close proximity to Grand Canal Dock, Dublin City Centre and Dublin's South Docklands business district.

Schedule of Accommodation

Floor	Unit	SQ.M	SQ.FT
Ground	Retail	260	2,799

Insurance & Service Charge

The insurance & service charge are TBC.

Commercial Rates

The unit is not currently rated.

Quoting Rent

The quoting rent is available on enquiry.

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Glass Bottle, Dublin 4



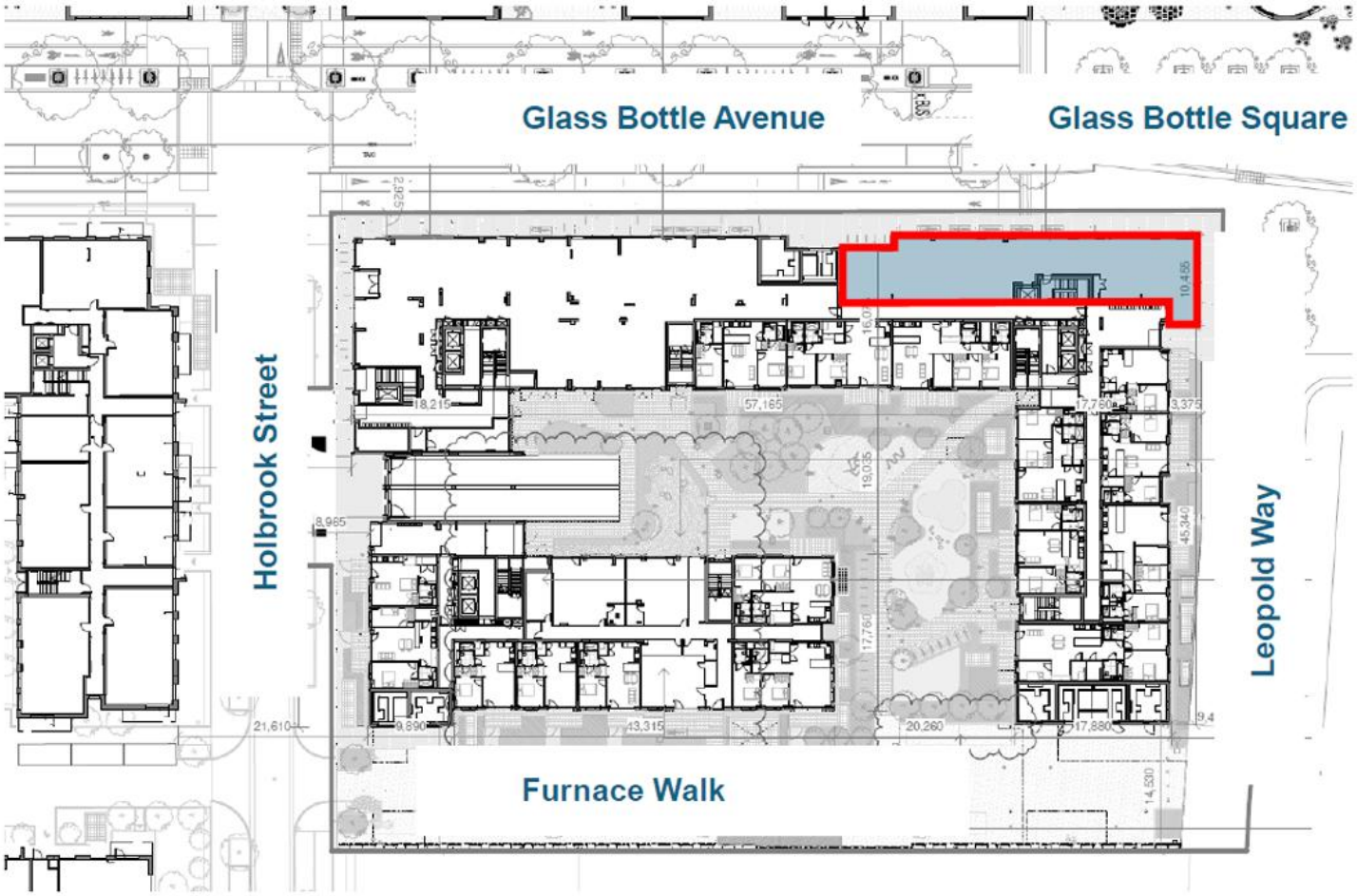


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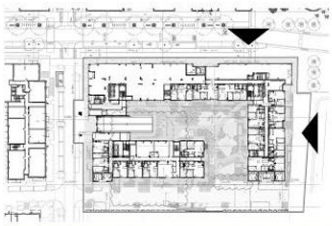
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Elevation Details

3375mm high Curtain Walling on 2No. Elevations with 500mm deep louvres for future services.





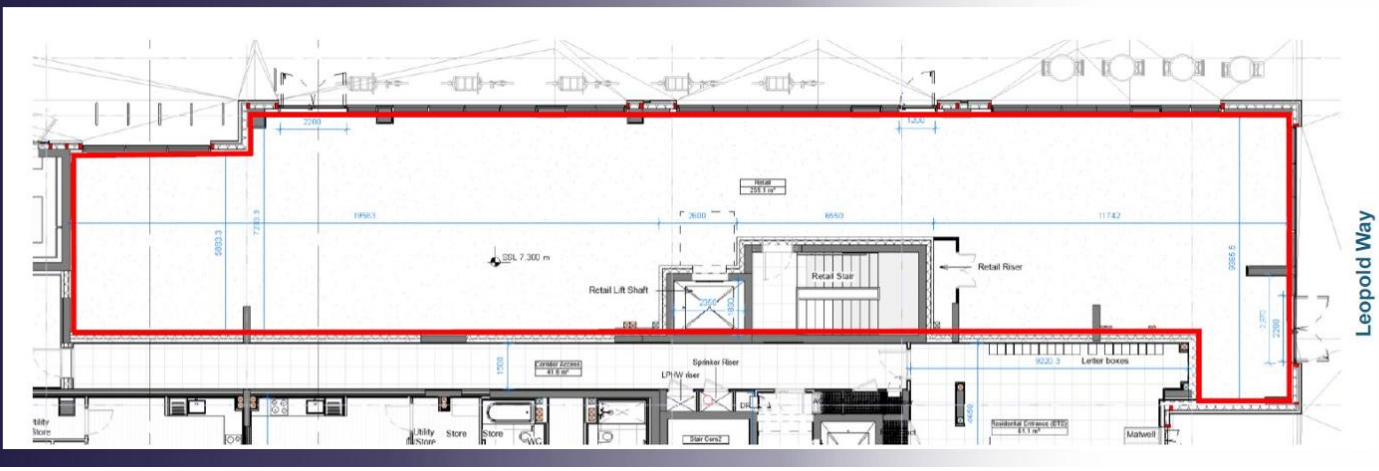


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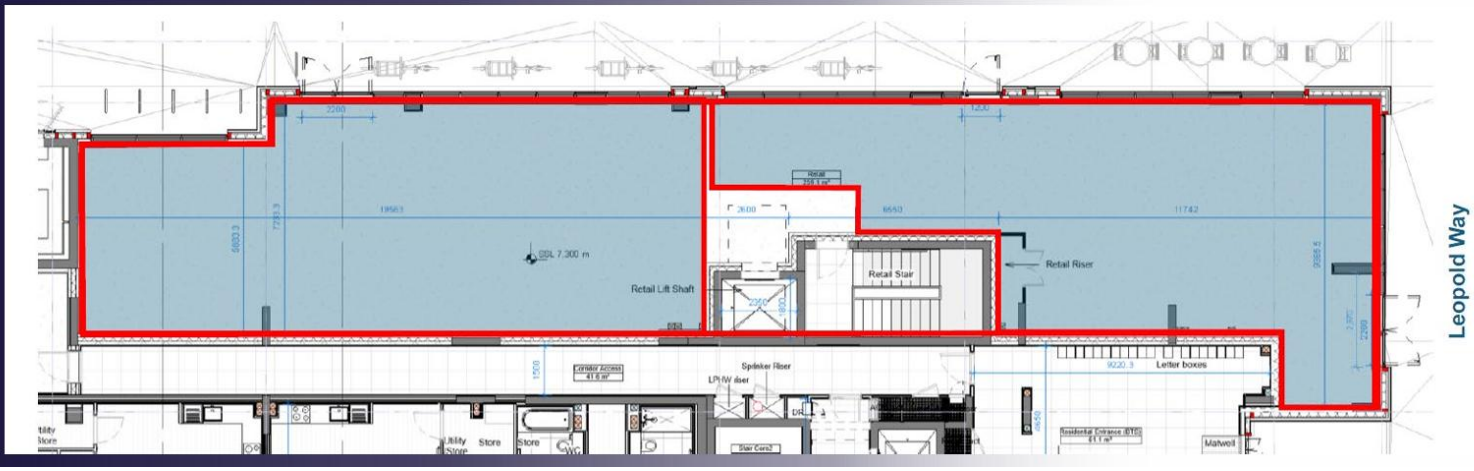
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Floor Plans

Current Layout – 260 Sq.M



Potential Sub-division



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