

For Sale

Unit 1B, East Wall Road, Dublin 3

Prime Dublin 3 Development Opportunity

Lisney
COMMERCIAL REAL ESTATE


CLONTARF
DUBLIN PORT
EASTPOINT
DUBLIN PORT TUNNEL
ALDI
EAST WALL ROAD

Overview

- Prime development opportunity extending to approximately 0.16 acres (0.065 hectares), prominently located on East Wall Road, Dublin 3.
- The property comprises an existing commercial premises with significant potential for redevelopment.
- The site is zoned Z10 - Inner Suburban and Inner City Sustainable Mixed-Uses under the Dublin City Development Plan 2022–2028, with a feasibility study demonstrating potential for up to 50 apartments.

Location

- Unit 1B East Wall Road occupies a prominent position in Dublin 3, approximately 2.5 km north-east of Dublin city centre. The property is situated close to the Dublin Docklands, IFSC and EastPoint Business Park, with a range of shops, cafés, restaurants and local amenities in the immediate vicinity, including McDonald's, Lidl and Aldi.
- The property benefits from excellent road connectivity, with convenient access to the Dublin Port Tunnel, providing direct connections to the M1, M50, Dublin Airport and the wider national road network.
- The area is well served by public transport, including the Luas Red Line at The Point, rail services at Connolly and Docklands stations, and numerous Dublin Bus routes. Clontarf Road DART Station is approximately a 10-minute walk from the property.









Site Description

- The property comprises an existing commercial premises on a site extending to approximately 0.16 acres (0.065 hectares), benefiting from direct frontage onto East Wall Road, Dublin 3.
- The site occupies a prominent position within an established urban area characterised by a mix of residential and commercial development, with significant regeneration and redevelopment having taken place throughout the wider Dublin Docklands.
- The property offers an opportunity for residential-led redevelopment, with a feasibility study demonstrating the potential to accommodate up to 50 apartments, subject to planning permission



Zoning & Feasibility Study

- The property is zoned Z10 - Inner Suburban and Inner City Sustainable Mixed-Uses under the Dublin City Development Plan 2022–2028. The zoning objective seeks to consolidate and facilitate the development of inner-city and inner-suburban sites for mixed-use development.
- Residential development is a permissible use under the Z10 zoning, alongside offices, retail and a range of other commercial uses. While the zoning generally encourages a mix of uses, the Development Plan provides flexibility for smaller sites of less than 0.5 hectares.
- A feasibility study undertaken by Hughes Planning Consultants demonstrates the potential to accommodate a residential development of up to 50 apartments on the site, subject to planning permission. The study is available on request and please note the feasibility is indicative and subject to planning permission.




ALDI
ALDI
ALDI
Carpark
1B


CROKE PARK
FAIRVIEW PARK
RAIL LINE
DUBLIN PORT TUNNEL
LIDL
ALDI
EAST WALL ROAD








ALDI

Title

Freehold.

Price

Price on Application.

BER Information

Exempt

Further Information / Viewing

Viewing is strictly by arranged appointment only with the sole selling agent Lisney.

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