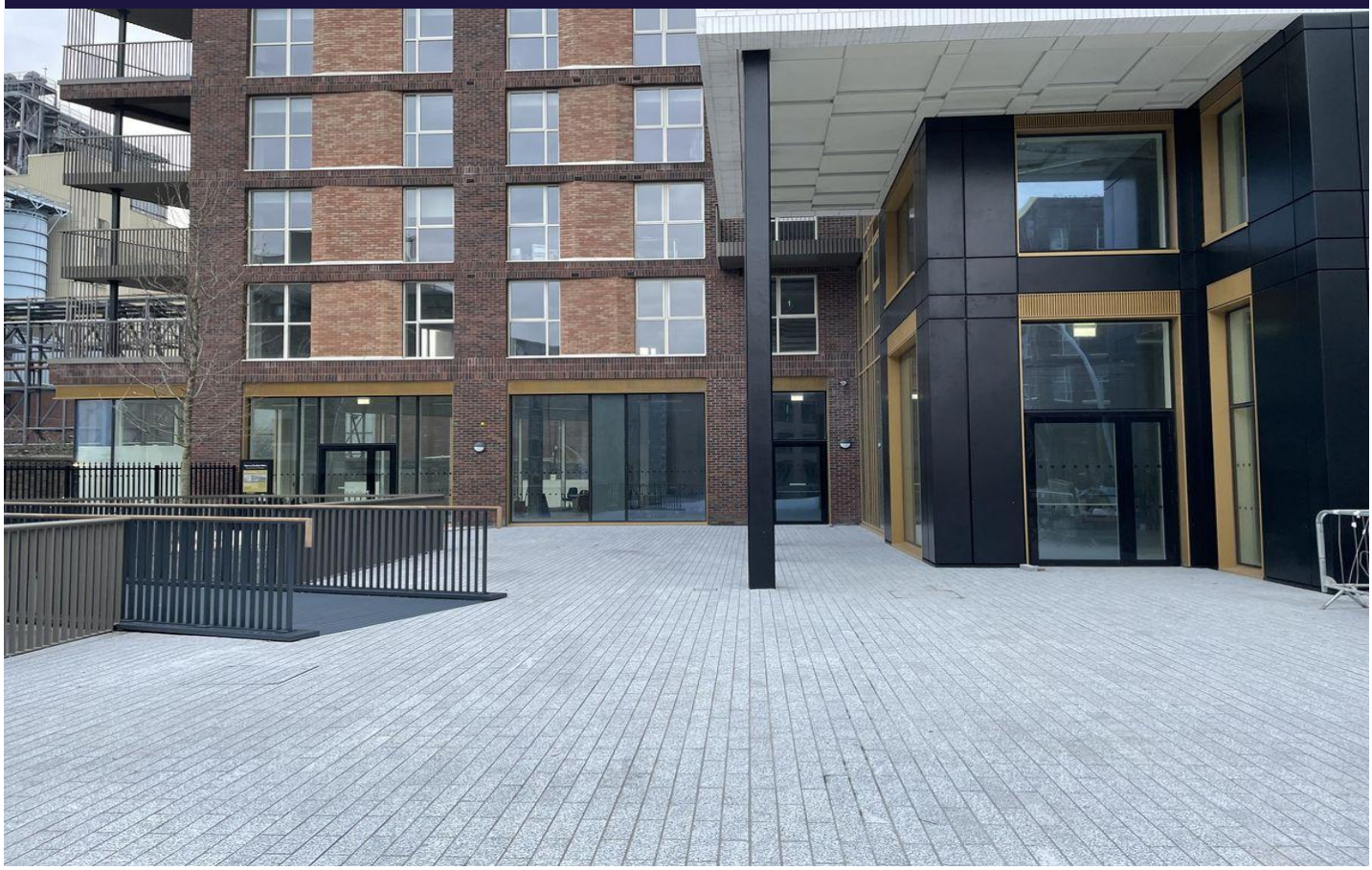
CUSHMAN & WAKEFIELD

Block 3 Grand Canal Harbour, St. James Gate, Dublin 8



TO LET

UNIT 2

Property Highlights

- Excellent retail opportunity in Block 3 of the new Grand Canal Harbour development.
- Unit 2 is a ground floor unit with F&B Use.
- Extending to approx. 363 sq. m (3,907 sq. ft).
- Scope for substantial outdoor seating area.
- Quoting rent available on enquiry.

Property Description

- Grand Canal Harbour seamlessly intertwines modern luxury with historic charm nestled in Dublin's bustling dockyard.
- The development houses 482 one-bedroom and 114 two-bedroom apartments spanning six blocks amidst a vibrant urban landscape.
- Designed with community in mind, over half of our space is dedicated to public areas with 7,000 sqm, of communal spaces, fitness areas, playgrounds, and retail offerings.

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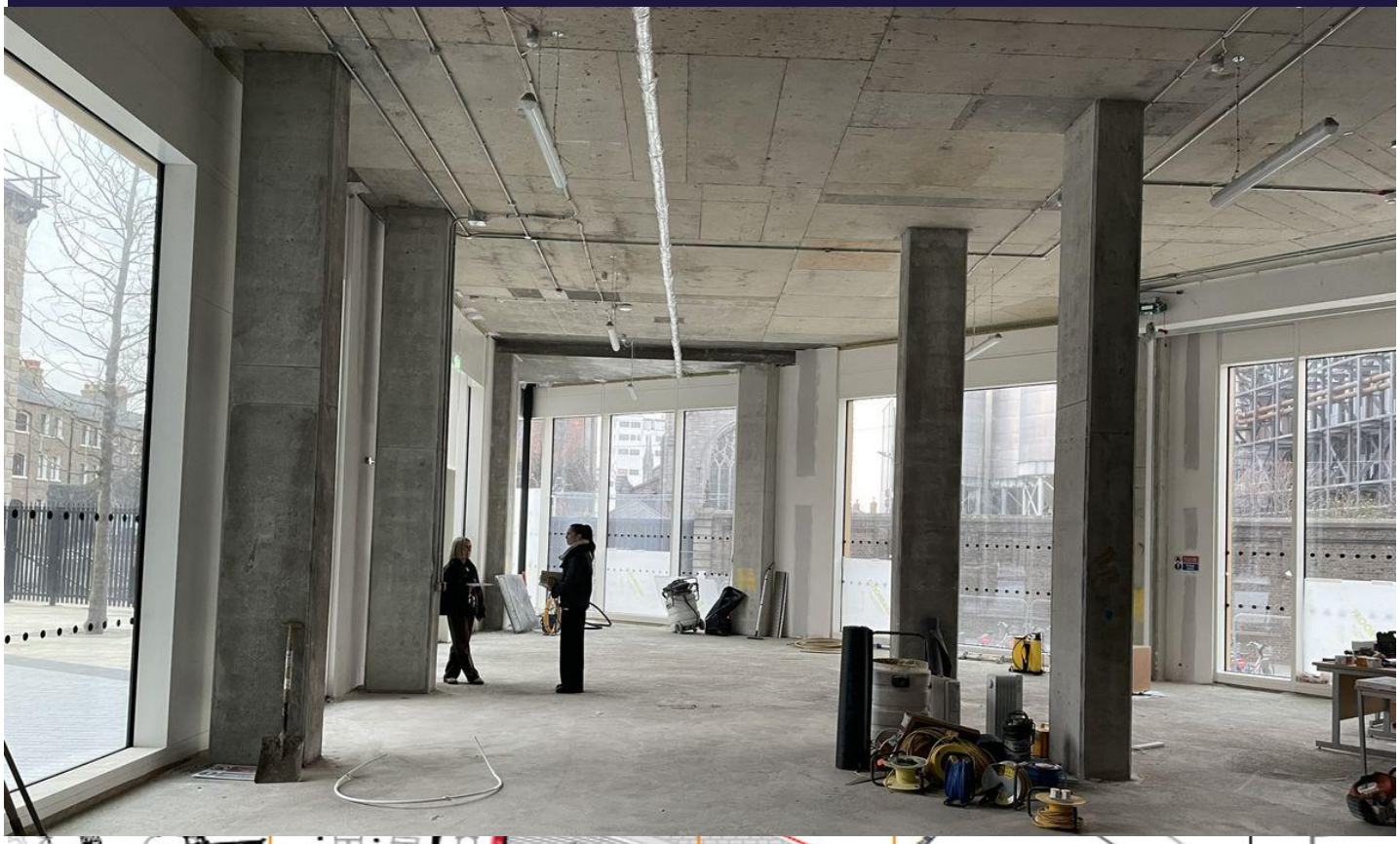

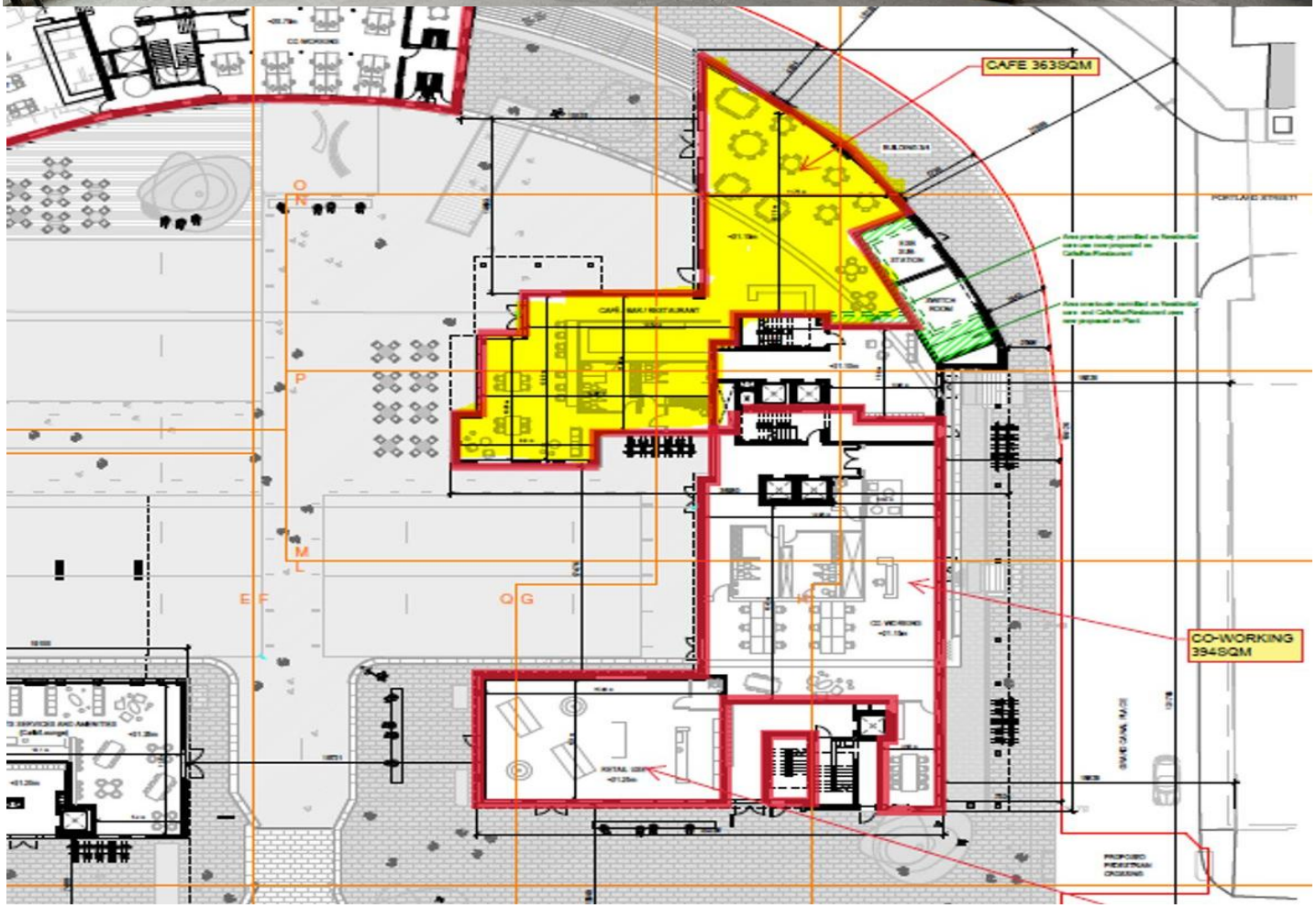

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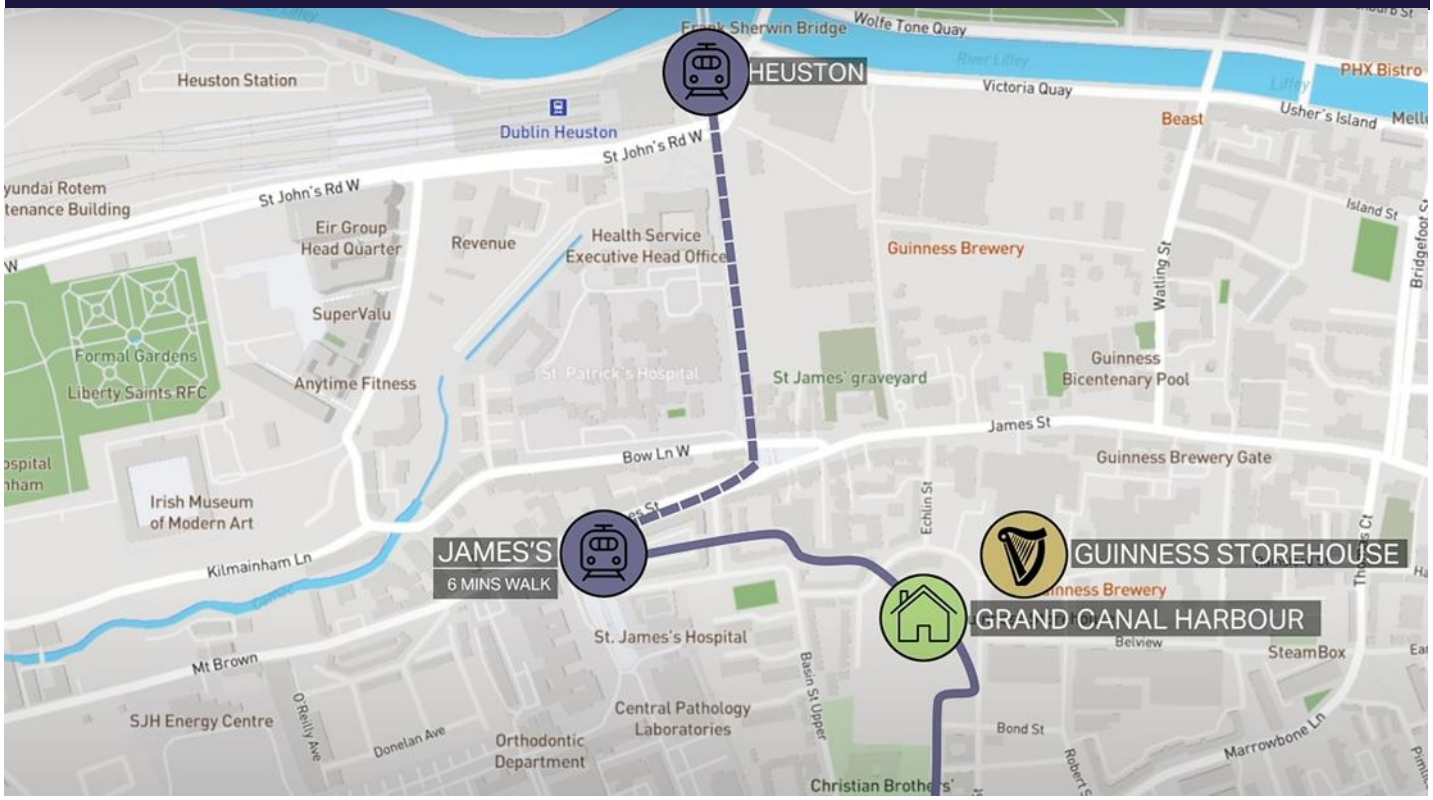

Location

Neighboring the Guinness Storehouse (and its famous Gravity Bar), the site is centered between some of the country's landmark institutions, with Dublin City Centre a short walk away, and excellent public transport options.

Close to two stops of the Luas Red line, Heuston Station as well as multiple Dublin Bus routes and Dublin bikes stations, the development also has good road connections to the M50 and the N4. Dublin Airport is a 30-minute drive away.

Schedule of Accommodation

Floor	SQM	SQFT
Ground	363	3,907

Service Charge

The service charge is TBC.

Commercial Rates

The commercial rate is TBC.

Quoting Rent

The quoting rent is available on enquiry.

BER Details

Exempt

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