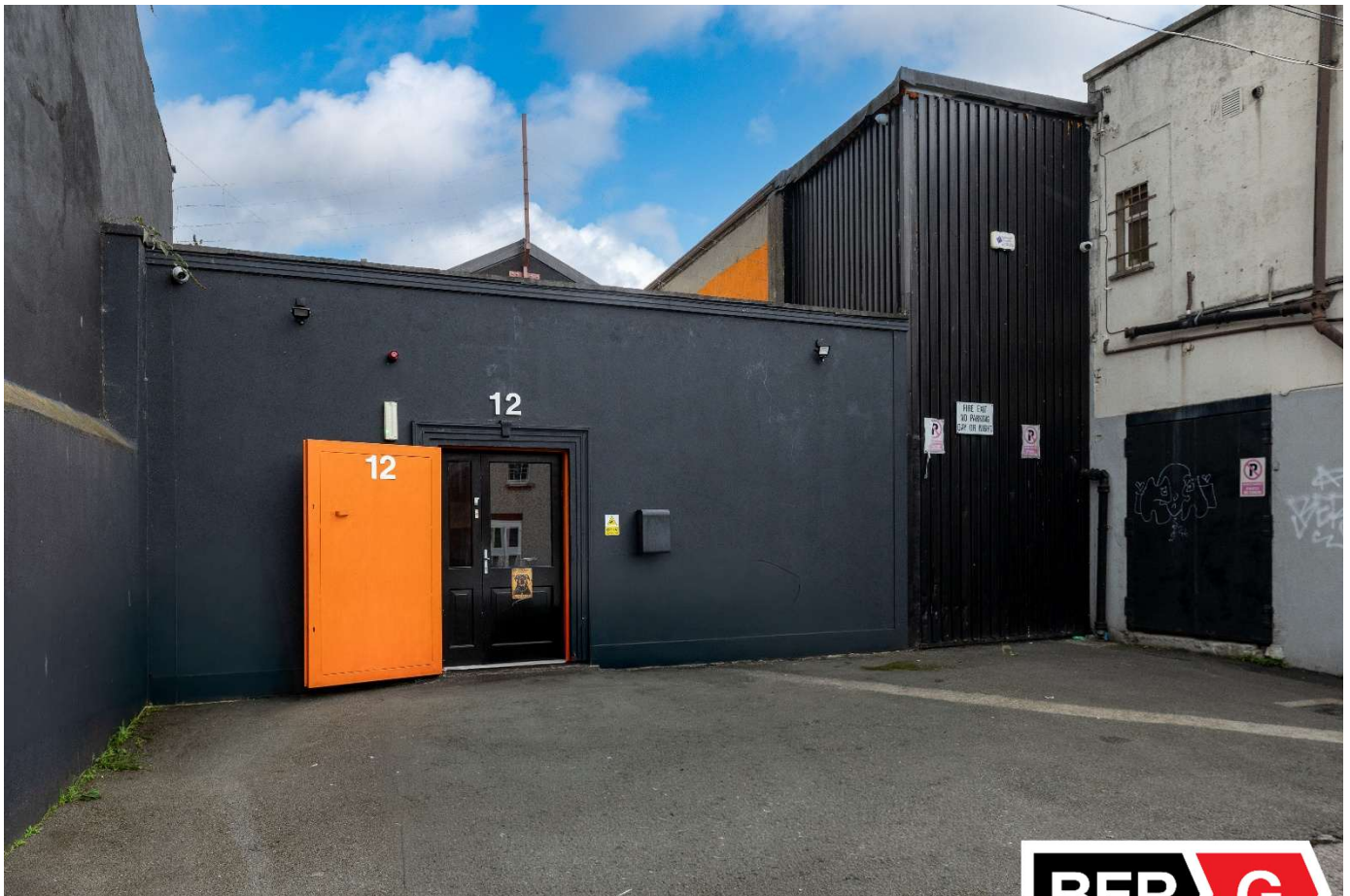


12 BRUNSWICK PLACE, DUBLIN 2



THE OPPORTUNITY

12 Brunswick Place occupies a prominent position just off Pearse in Dublin 2 and offers an unusual combination of an established workspace or future redevelopment potential, subject to planning permission.

- Prominent position in Dublin's south city centre
- Pearse DART Station approximately 300m away

AT A GLANCE

- Grand Canal Dock approximately 450m
- Merrion Square approximately 400m
- Close to Dublin's Silicon Docks
- Flexible office and storage accommodation



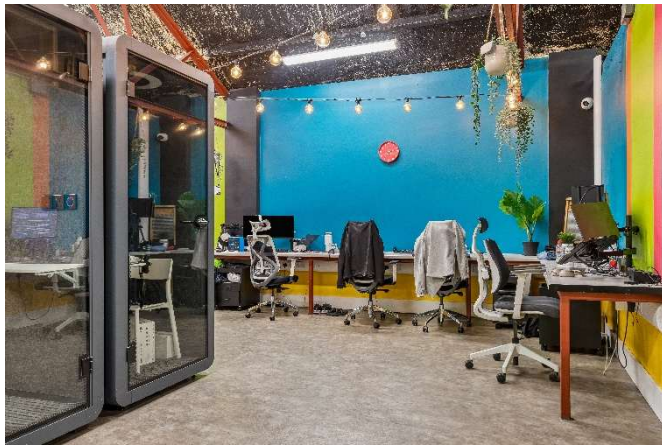
LOCATION

The property is centrally located on the west side of Brunswick Place, Dublin 2, close to the city's established commercial, residential and cultural amenities. Pearse and Grand Canal Dock DART stations are within walking distance. The area is also served by various Dublin Bus and the LUAS Green Line. The property is approximately 450m south-west of Grand Canal Dock and 400m north of Merrion Square and is within close proximity Silicon Docks, where some of major international technology companies can be found. The area is also served with an abundance of restaurants and coffee shops.

DESCRIPTION

The property comprises a single-storey with a part two-storey section extending to approximately 235.05 sq m (2,530.08 sq ft) GIA. The property has the benefit of a concrete block walls with a steel frame covered with a metal deck roof and the benefit of off street carparking to the front.

The existing accommodation is laid out over two floors and includes a mixture of open-plan office space and cellular offices. The specification includes part vinyl and carpet covered floors, plastered and painted walls and ceilings with electric heating, together with a kitchen and male and female WC facilities at ground-floor level.



ACCOMMODATION

Ground Floor	177.17 sq m
First Floor	57.88 sq m
Total gross internal floor area	235.05 sq m

DEVELOPMENT POTENTIAL

The site offers excellent development potential, subject to planning permission. It is situated in an area zoned Objective Z1 – Existing Residential under the Dublin City Development Plan 2022–2028, 'To protect, provide and improve residential amenities.'

VIEWING

Strictly by appointment with McNally Handy
3 Pembroke Street Lower, Dublin 2,
www.mcnallyhandy.ie
t: +353 1 661 2003

CONTACT

Carley Fahey
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t: +353 1 664 0206
James Dunphy
james@mcnallyhandy.ie
t: +353 1 664 0205

QUOTING PRICE

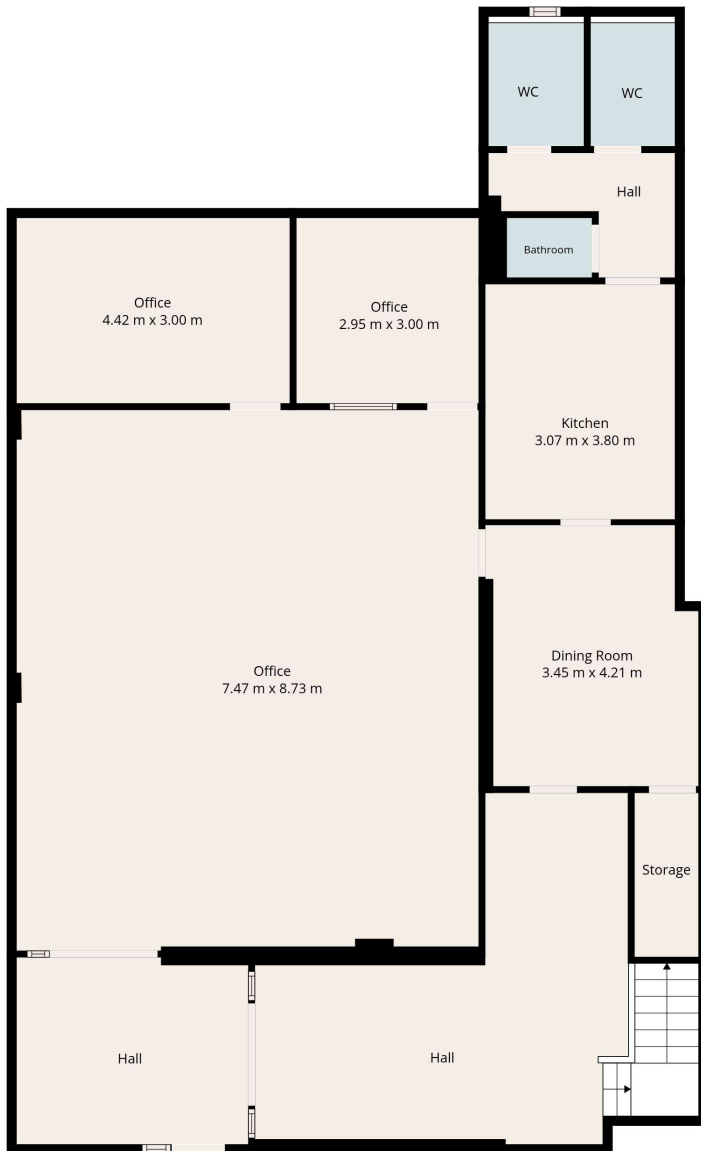
€450,000

BER

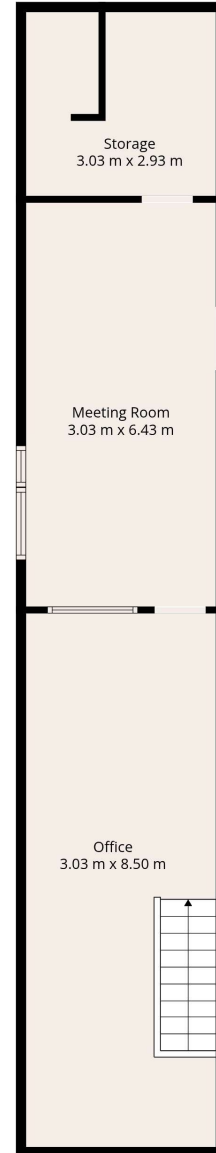
BER Rating: G
BER No: 800723850
Rates 2026: €2,551.87

IMPORTANT NOTICE: These particulars are issued for guidance only. Any intending purchaser should satisfy themselves by inspection, survey or otherwise as to the accuracy of all statements, descriptions and measurements. No statement contained in these particulars constitutes a representation, warranty or part of any contract for sale. All measurements are approximate and photographs are provided for guidance only. Interested parties should undertake their own investigations regarding planning, services, fixtures, fittings and the condition of the property. All negotiations are to be conducted through McNally Handy.

McNally Handy • 3 Pembroke Street Lower, Dublin 2, D02 FH24 Ireland • PSRA No. 002226 • +353 1 661 2003 • mcnallyhandy.ie



Sizes and dimensions are approximate, actual may vary. Property pix 2026



Sizes and dimensions are approximate, actual may vary. Property pix 2026

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