



# Prime Docklands F&B Opportunity To Let

Grand Canal Quay,  
Dublin 2





THE MALTHOUSE

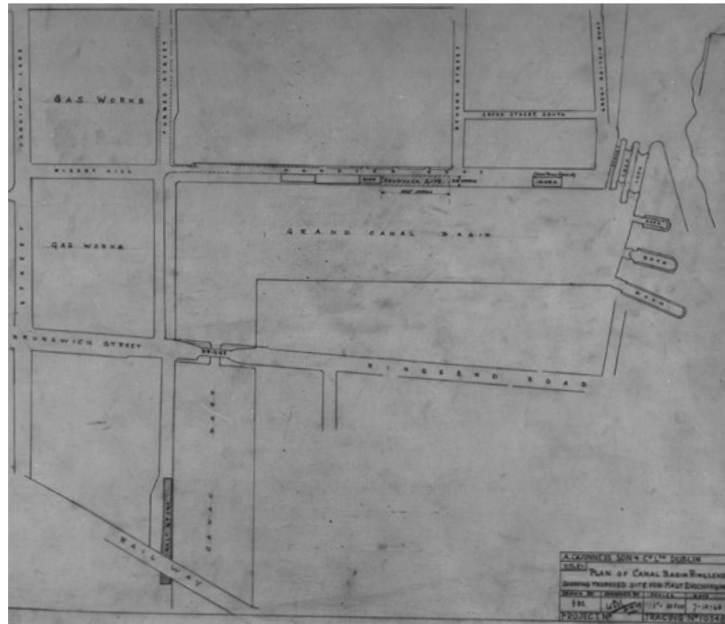
Built on history.  
Designed for business.





# A historic landmark

A black and white photograph showing the deck of a ship. In the foreground, a large, thick rope is coiled. Several crew members are visible on the deck, engaged in various tasks. The ship's rigging, including masts and ropes, is prominent. In the background, a city skyline is visible across the water.





# A signature F&B space in Dublin's thriving Docklands



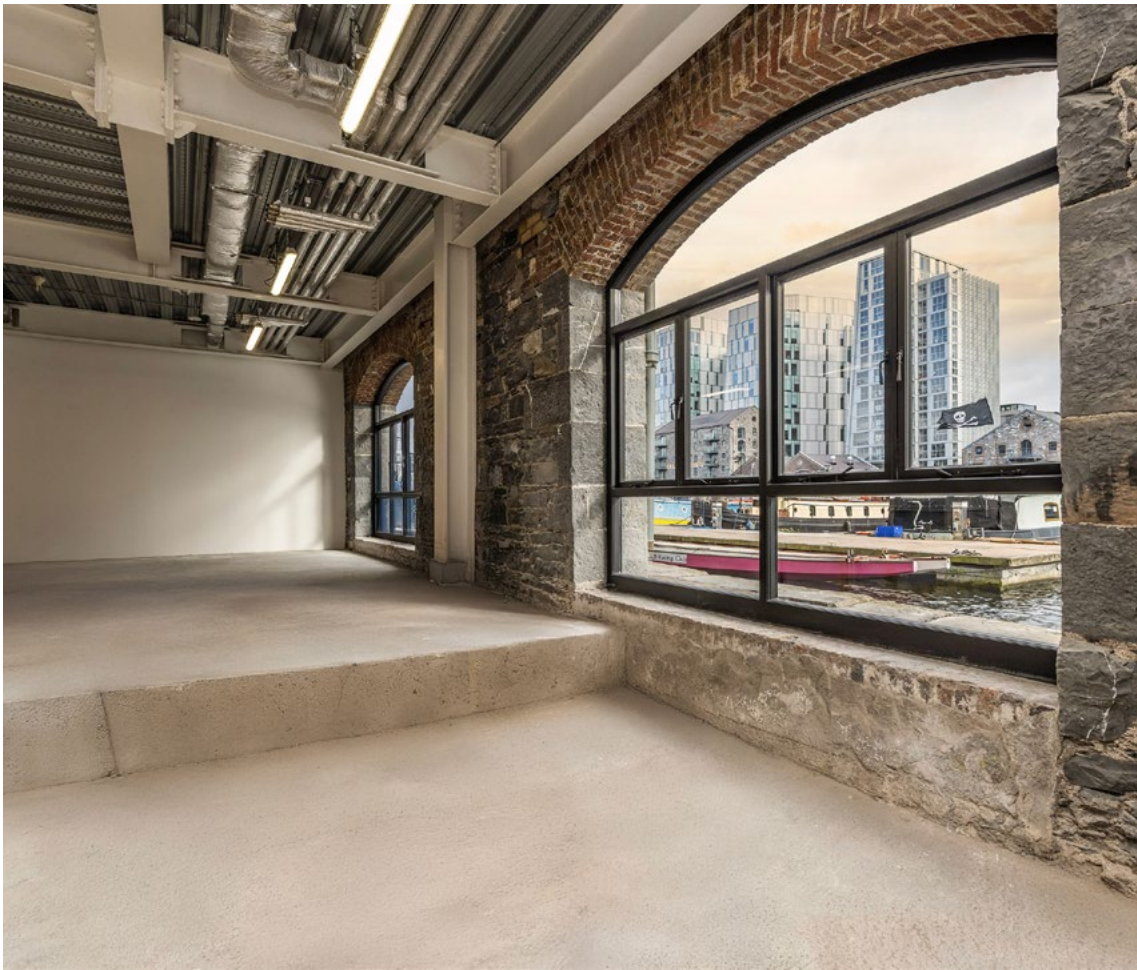
At the heart of this well-established CBD, The Malthouse offers a ground-floor F&B space with breathtaking views of Grand Canal Dock. Set within an ever-evolving streetscape with regular footfall, it presents significant potential for an exciting café or restaurant.



THE SPACE

# A Place to Make Your Mark

On the water and filled with light, this space combines visibility, accessibility and outdoor potential – the ideal canvas for a standout destination.



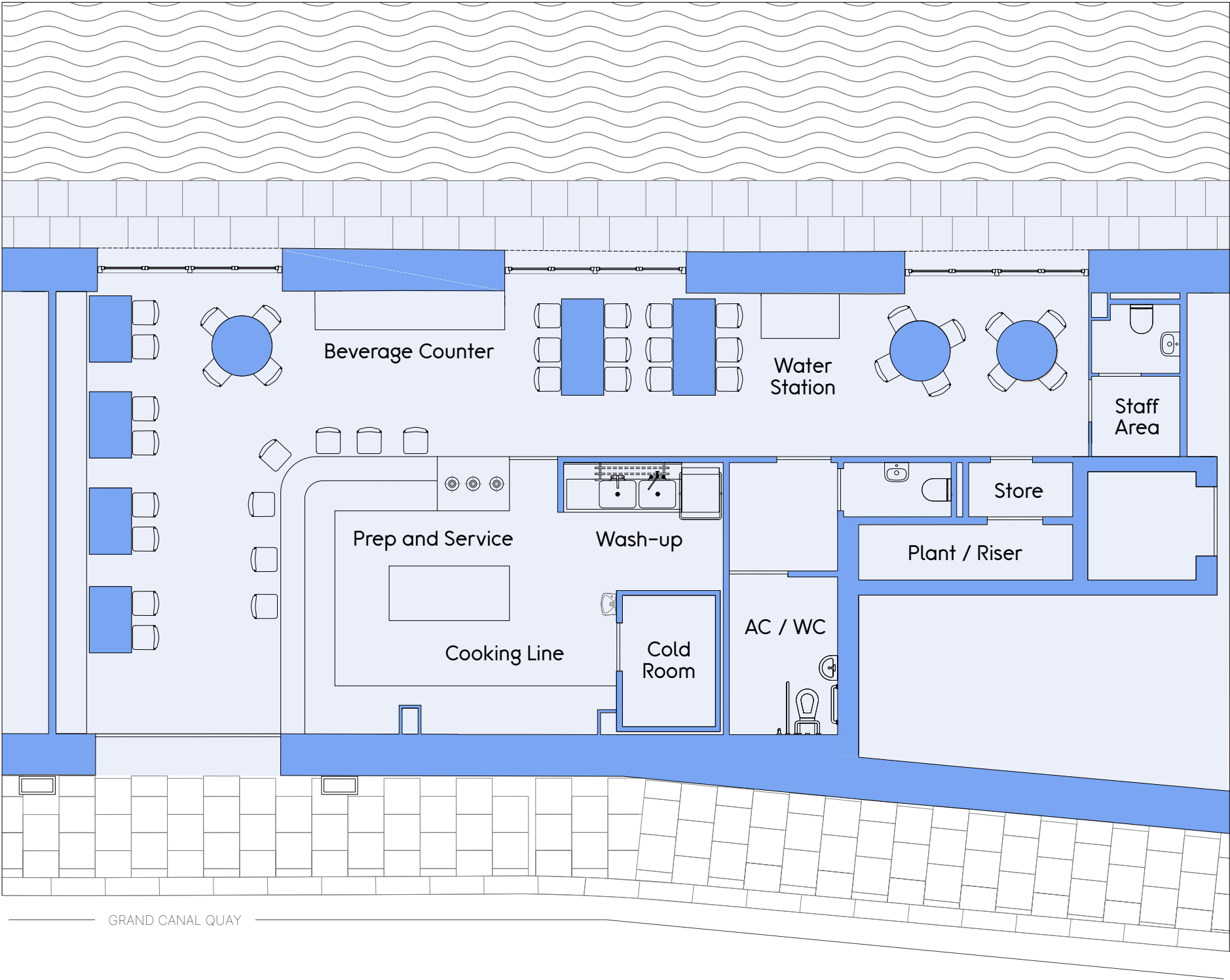
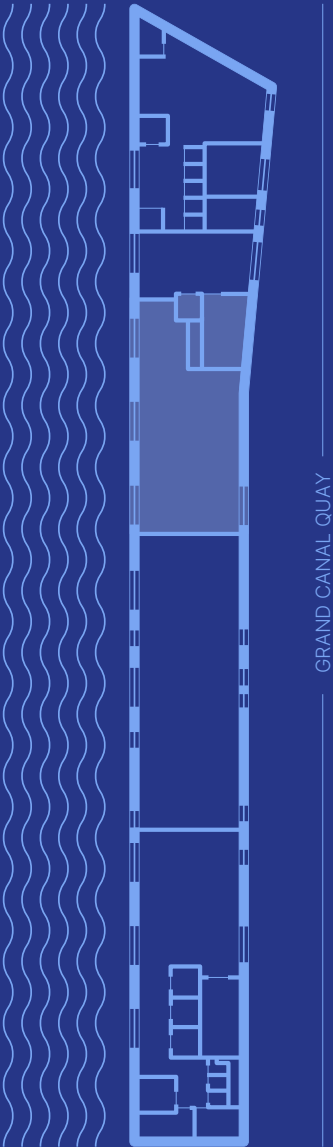


SITEMAP

1,267 sq. ft

Shell unit

Street level entrance



\* Indicative layout



# Set your Business Apart

Positioned among a well-established community, this F&B opportunity has been crafted to meet the highest standards of modern development, combining sustainability, efficiency and design excellence.

Location Space

1,267 sq. ft.  
F&B space

Iconic Building



165+ years  
of history

Sustainability Rating







THE OPPORTUNITY

# Success is waiting

Position your brand at the heart of this Docklands destination, surrounded by local residents, office workers and a mix of international and domestic visitors. This is a place where vibrant footfall meets exciting opportunity.

Local Workforce

40,000

Local Residents

26,000

Theatre & Event Visitors Annually

1.5 Million+

An established food and drink scene that continues to evolve

Highly connected

Easy to get to

Waterfront Location

Dining

Al fresco dining opportunity





LOCATION

A micro-city centre  
in its own right,



Extensive business community



Aviva Stadium nearby



Waterfront Lifestyle



Lively cafe culture



Energetic local scene



3Arena nearby



Lir Theatre



Bord Gáis Energy Theatre

Dublin Docklands pulses  
with energy day and night



# Buzzing with life

Moments from the city centre, The Malt House is set in Dublin’s most dynamic waterfront district, surrounded by theatres, restaurants, and more.

● LOCAL HIGHLIGHTS

Cultural and sporting destinations that bring constant energy to the Docklands:

- 1 Aviva Stadium
- 2 Bord Gáis Energy Theatre
- 3 Lir Academy
- 4 3Arena
- 5 Convention Centre Dublin
- 6 Grand Canal Dock

● LIFESTYLE & LEISURE

Neighbourhood favourites offering everything from relaxed dining to destination experiences:

- 1 BrewDog Dublin Outpost
- 2 Mackenzie’s
- 3 Milano
- 4 Herbstreet
- 5 Forbes Street by Gareth Mullins
- 6 Nutbutter Grand Canal Dock
- 7 il Valentino Bakery & Cafe
- 8 Charlotte Quay
- 9 Allta
- 10 The Art of Coffee

● HOTELS

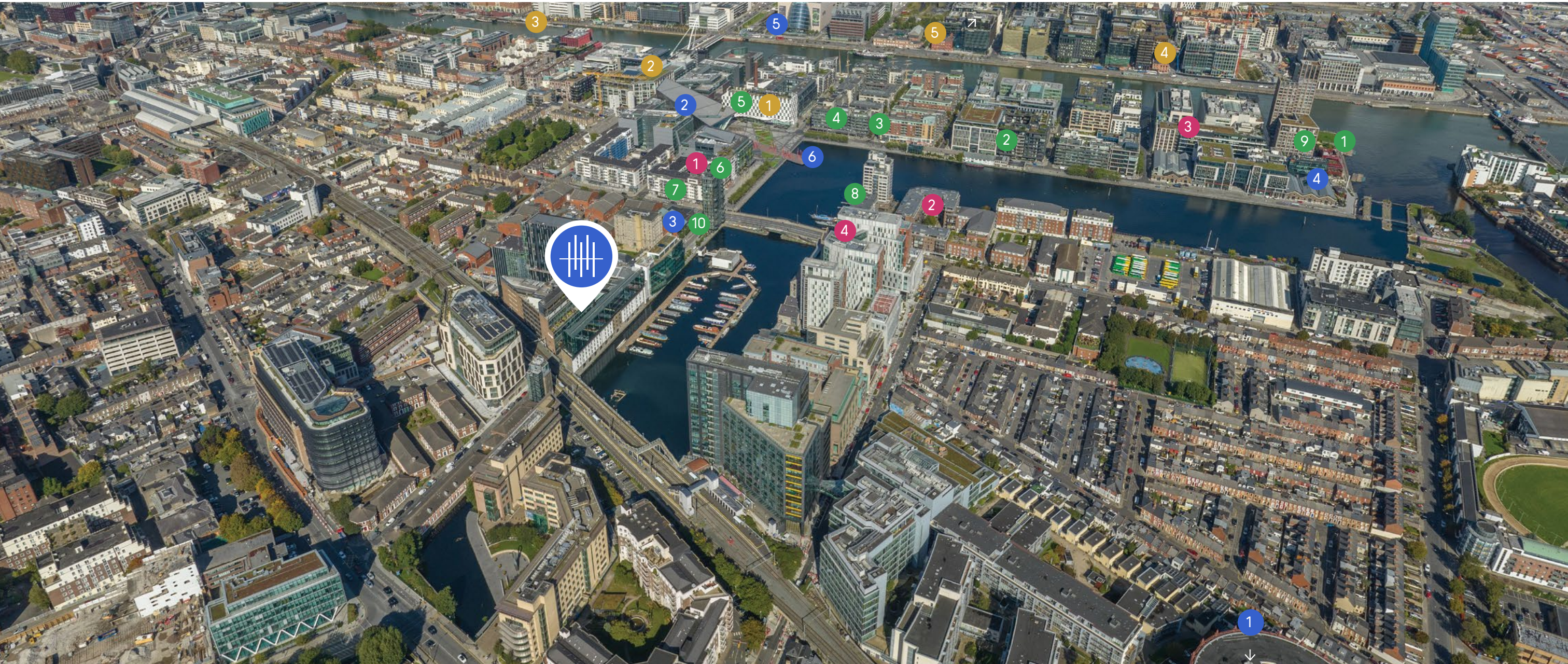
Premium accommodation options supporting strong weekday and weekend trade:

- 1 The Marker Hotel
- 2 Clayton Hotel Cardiff Lane
- 3 Hilton Garden Inn
- 4 The Mayson
- 5 The Samuel Hotel

● COMMUNITY & RESIDENTIAL

A growing population of residents and professionals right on the doorstep:

- 1 Alto Vetro
- 2 The Waterside Apartments
- 3 Capital Dock Residences
- 4 Boland’s Mills Residences





EXPERIENCE

A waterfront  
experience designed  
to be remembered.



\* Indicative layout



# Contact

## LETTING AGENTS



PSRA No: 001266

20-21 Upper Pembroke  
Street, Dublin 2, Ireland

JIM O'REILLY  
Jim.OReilly@ie.knightfrank.com  
+353 (0)1 634 2466

DECLAN O'REILLY  
Declan.OReilly@ie.knightfrank.com  
+353 (0)1 634 2466

JACK SCALES  
Jack.Scales@ie.knightfrank.com  
+353 (0)1 634 2466

DEVELOPER  
Chudnam Ltd

ARCHITECTS  
de Blacam and  
Meagher Architects

STRUCTURAL & CIVIL  
Fearon O'Neill Rooney  
Consulting Engineers

MECHANICAL &  
ELECTRICAL ENGINEERS  
OCSC

QUANTITY SURVEYORS  
Linesight

FAÇADE  
BDA Façade Consultants



## DISCLAIMER

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.





