



# Prime Docklands F&B Opportunity To Let

Grand Canal Quay,  
Dublin 2



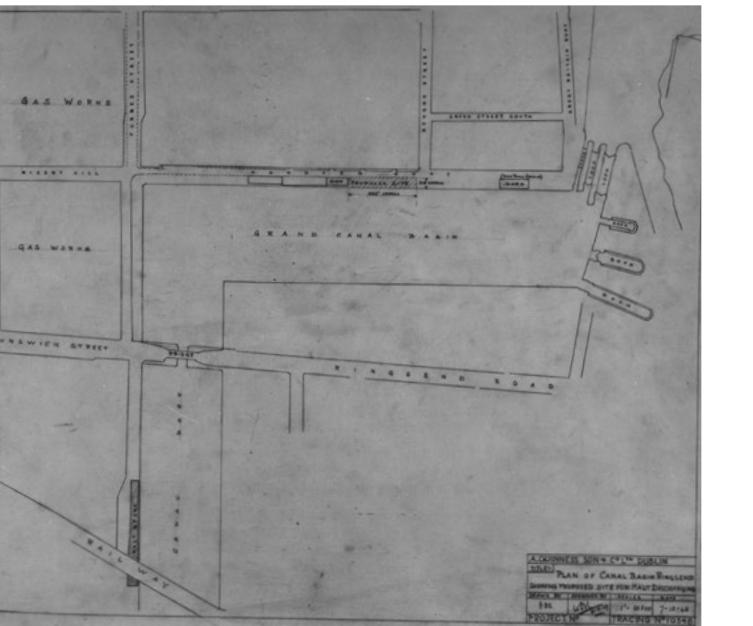
THE MALTHOUSE

Built on history.  
Designed for business.

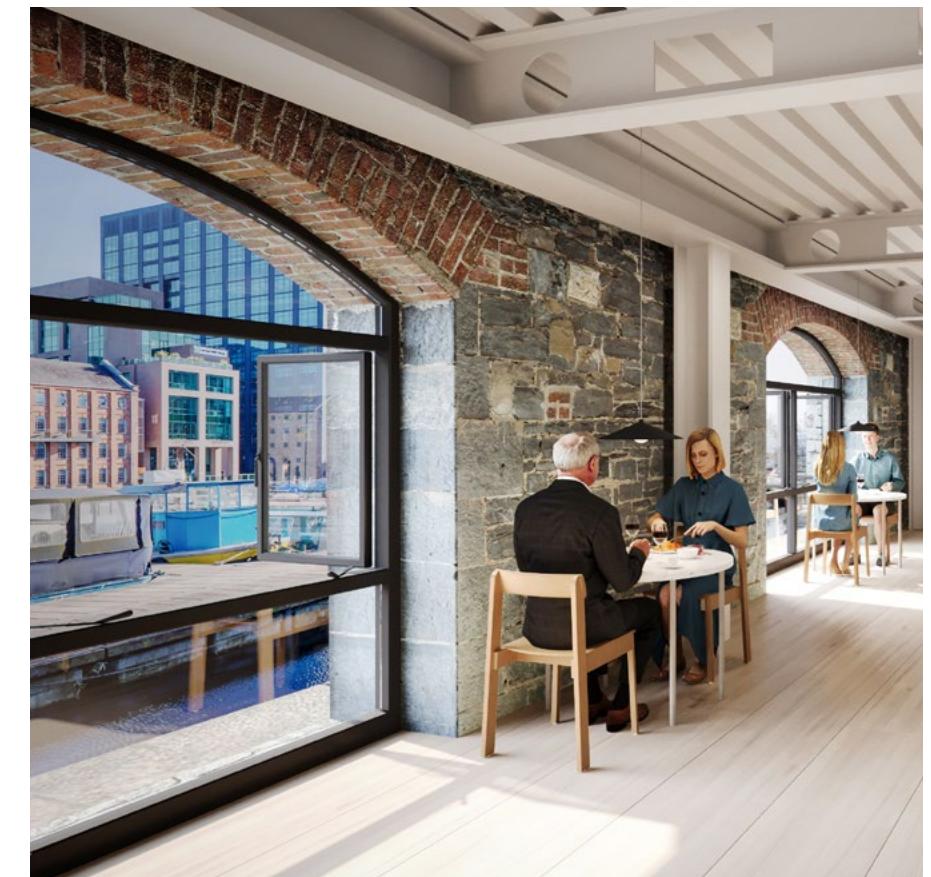


# A historic landmark

uilt in 1859 by the Guinness family, the Malthouse is a Docklands landmark where barley was once turned into malt for brewing the legendary 'Black Stuff', a tradition that lasted into the mid-20th century.



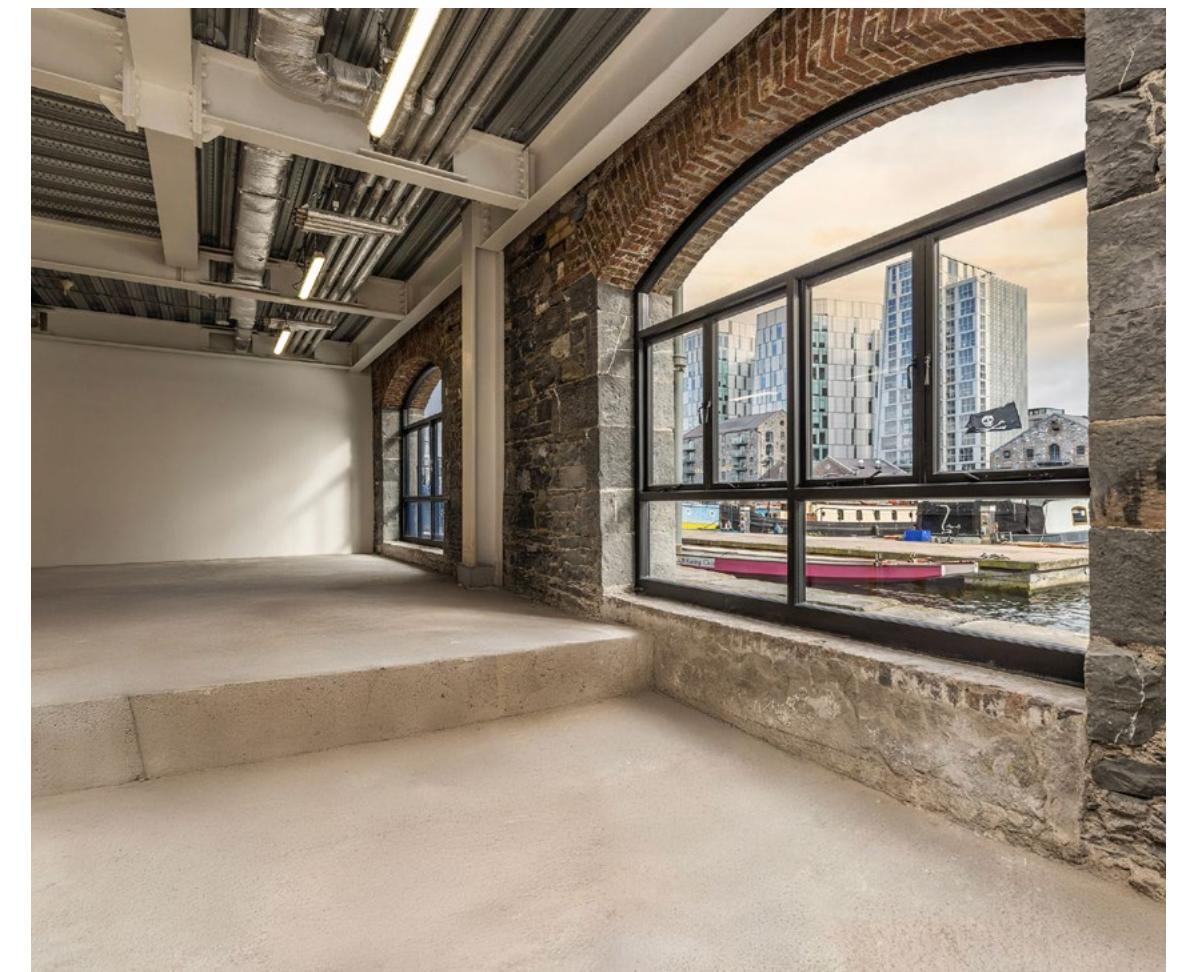
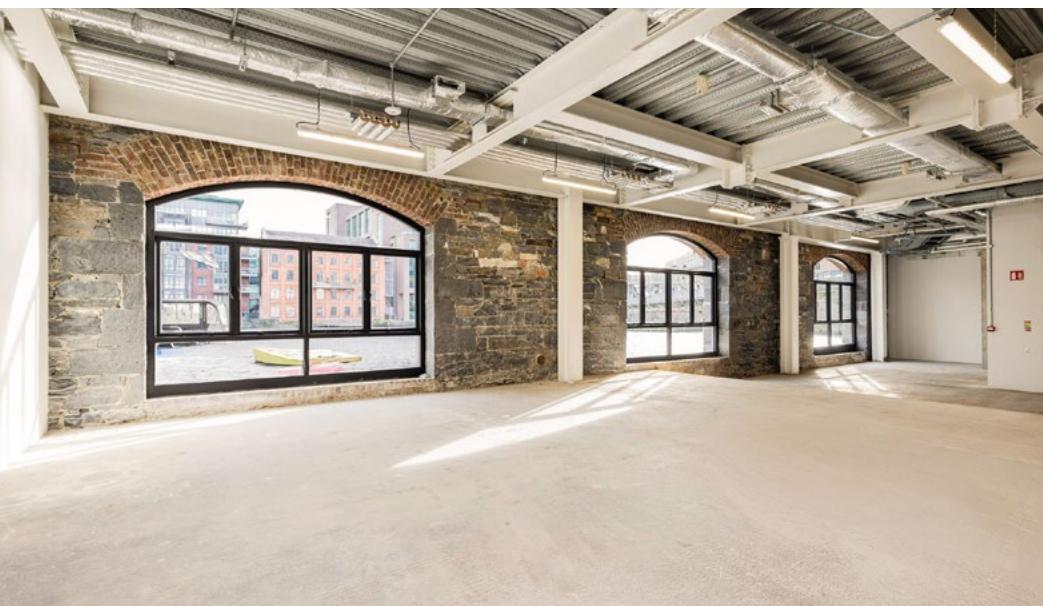
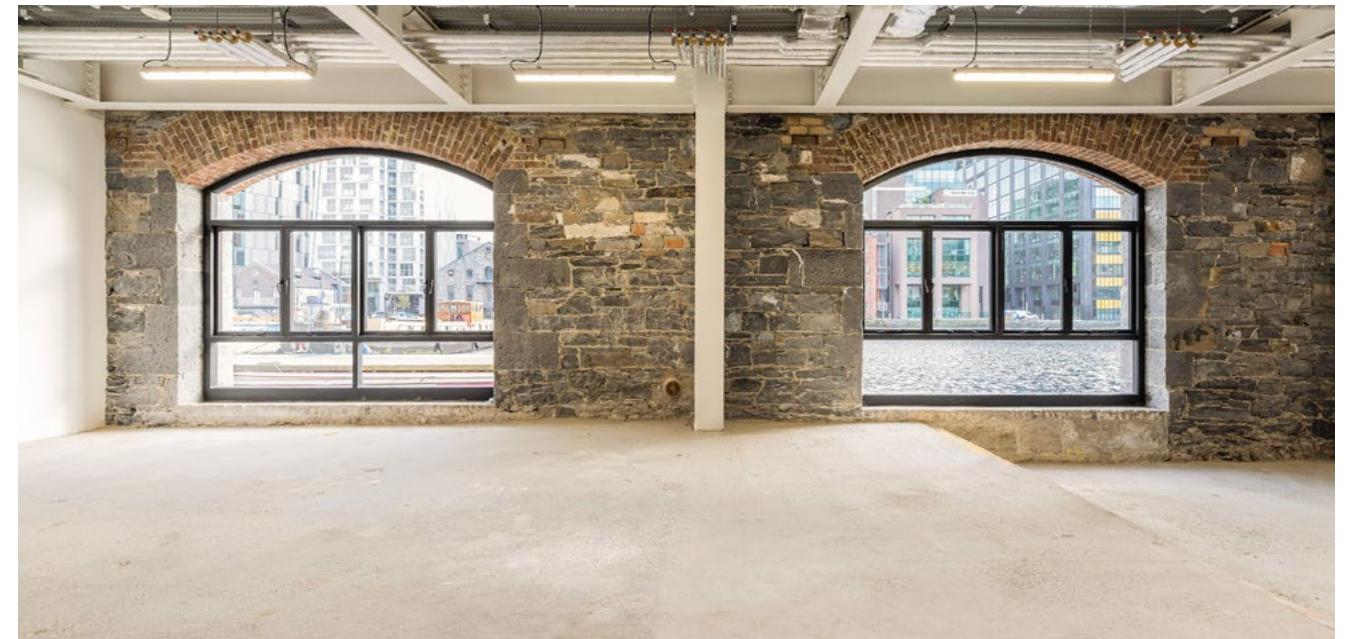
# A signature F&B space in Dublin's thriving Docklands



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.

# 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.

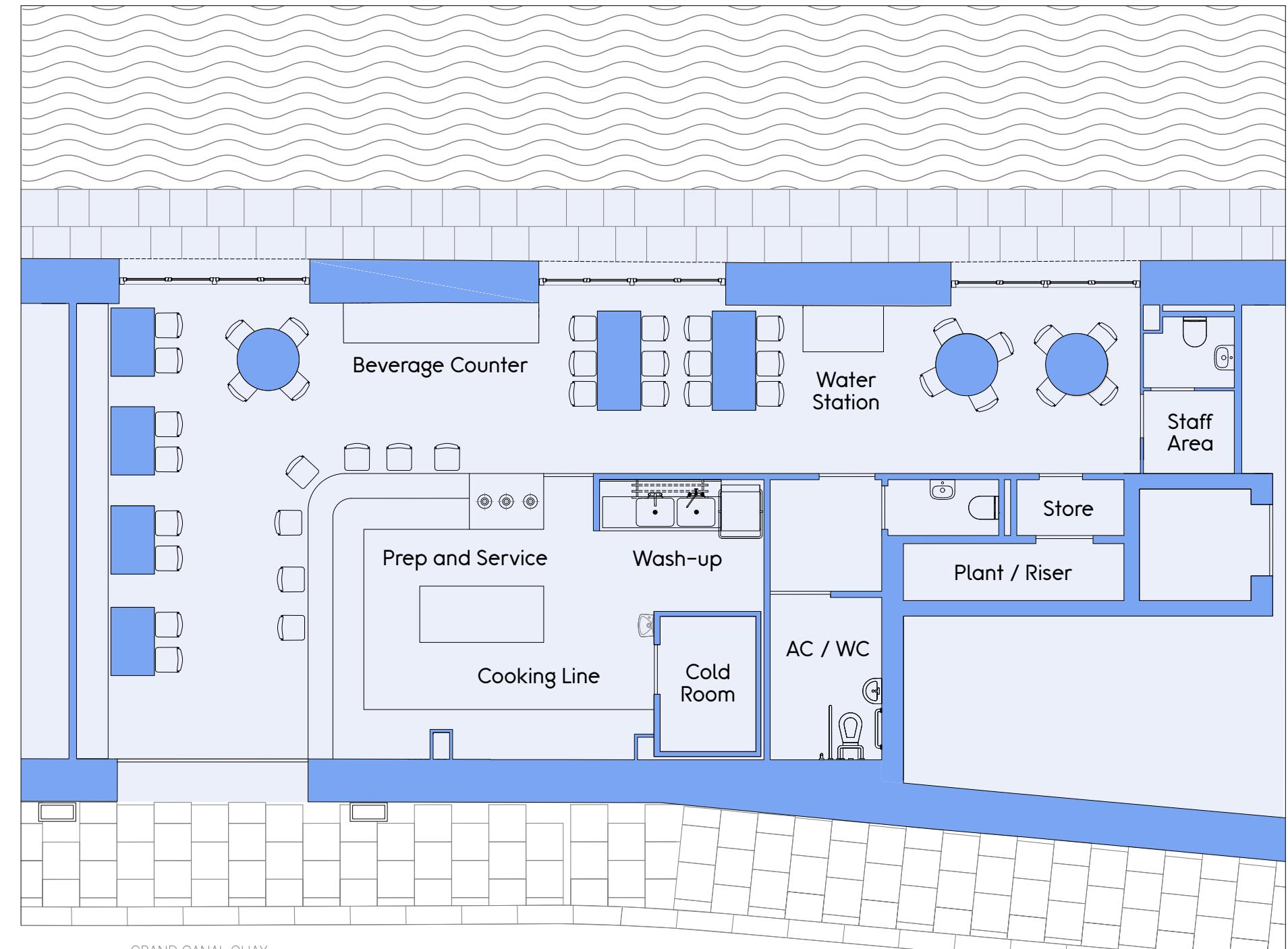
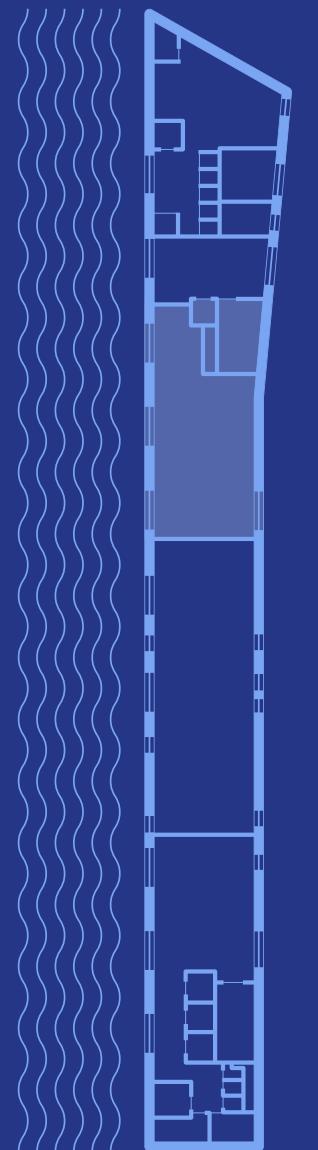


## SITEMAP

1,267 sq. ft

Shell unit

Street level  
entrance



\* Indicative layout

# Set your Business Apart

Location Space

1,267 sq. ft.  
F&B space



165+ years  
of history

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.

Iconic Building



Sustainability Rating



BER>A3





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

Easy to  
get to

Waterfront  
Location

Dining

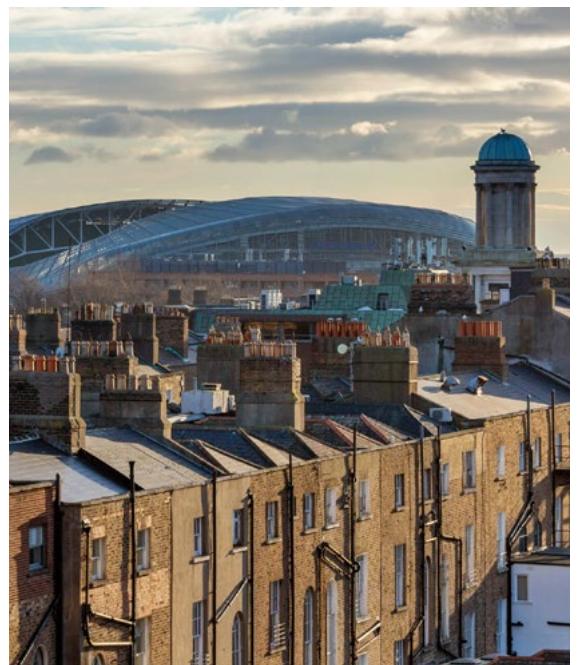
Al fresco  
dining  
opportunity



# A micro-city centre in its own right,



Extensive business community



Aviva Stadium nearby



Waterfront Lifestyle



Energetic local scene



3Arena nearby



Lively cafe culture



Lir Theatre



Bord Gáis Energy Theatre

Dublin Docklands pulses with energy day and night

## LOCATION

# 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

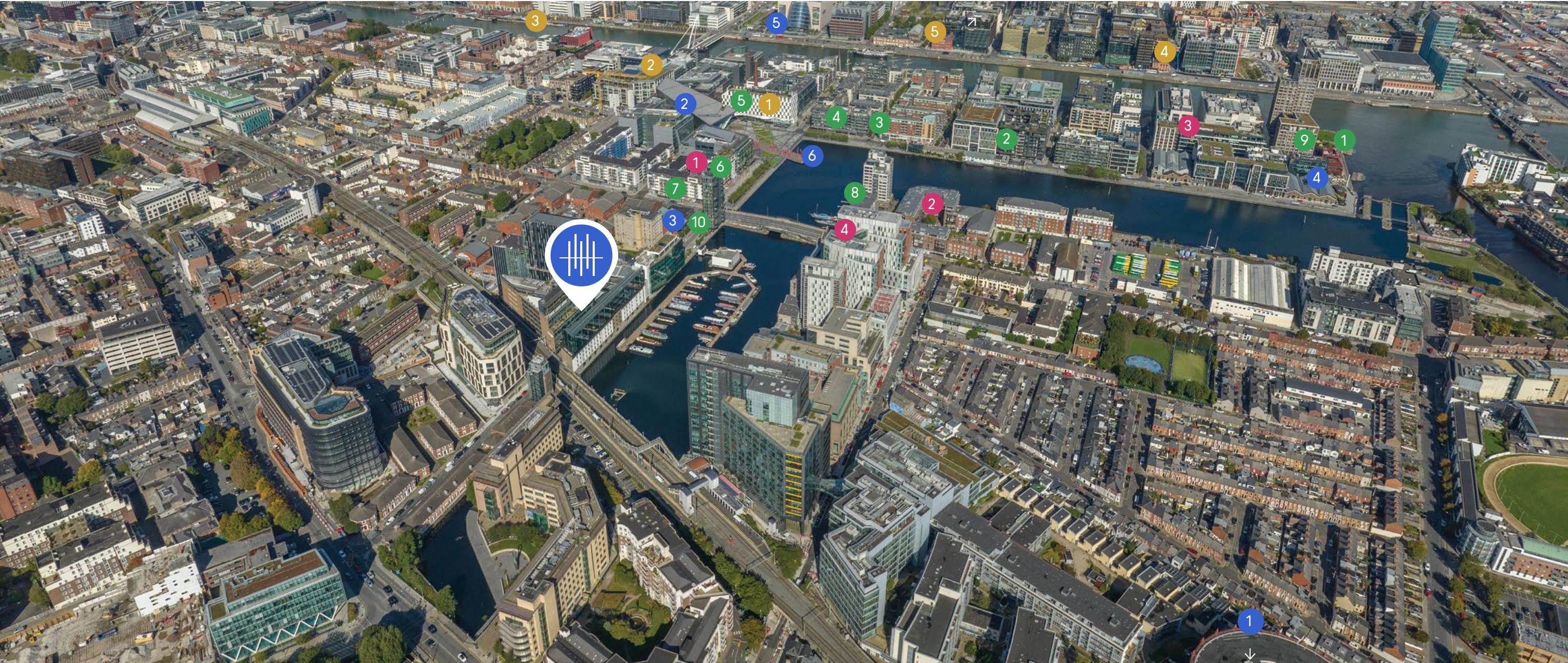
Premium accommodation options supporting strong weekday and weekend trade:

- 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



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