

FORMER ROYAL CITY OF  
DUBLIN HOSPITAL,  
BAGGOT STREET UPPER,  
DUBLIN 4



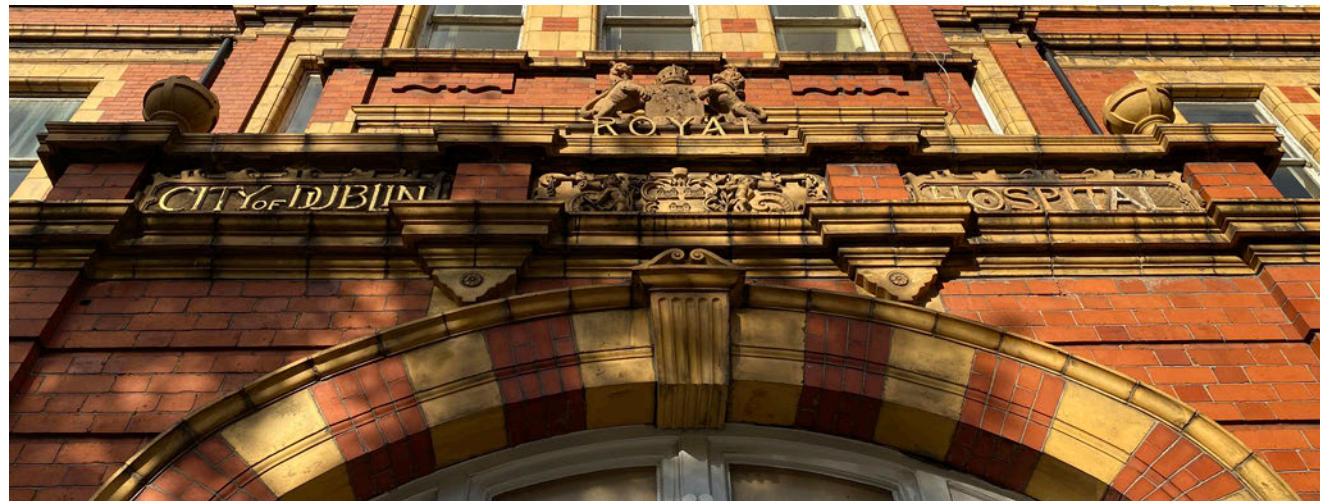
FOR SALE – PRIME LANDMARK REFURBISHMENT / EXPANSION OPPORTUNITY (S.P.P.)



# Former Royal City of Dublin Hospital, Baggot Street Upper, Dublin 4

## Asset Summary

- The property comprises the former Royal City of Dublin Hospital, a 3 to 5 storey over basement building with an impressive Victorian façade designed by Albert A. Murray, together with a 2 storey granite building.
- This Dublin landmark is situated in a prominent position in Dublin 4 just to the south of the Grand Canal and less than 1km from St. Stephen's Green.
- The entire site is zoned Objective Z4 - Key Urban Villages and Urban Villages. Permissible Uses include Hotel, Residential and Embassy Office.
- Extending to approx. 5,044 sq.m. (54,293 sq.ft.) on a site area of approx. 0.52 acres, the asset provides significant scope for conversion to hotel, apartments or PBSA (s.p.p.).





## Location

The property occupies a prominent position on Baggot Street Upper in Dublin 4 close to the junction with Mespil Road and Haddington Road. Situated adjacent to the Grand Canal, the site is less than 1km from St. Stephen's Green.

Baggot Street is characterised by its mix of Georgian and Victorian architecture with a broad range of restaurants, bars, cafes, offices and residential.

The area is highly accessible with both the Charlemont Stop on the Green Luas line and Grand Canal Dock DART station within 1km.

The immediate local area is home to significant occupiers that include Bank of Ireland, Amazon, LinkedIn, EY, Stripe and many more.



St. Stephen's Green > 1km



Luas / DART > 1km



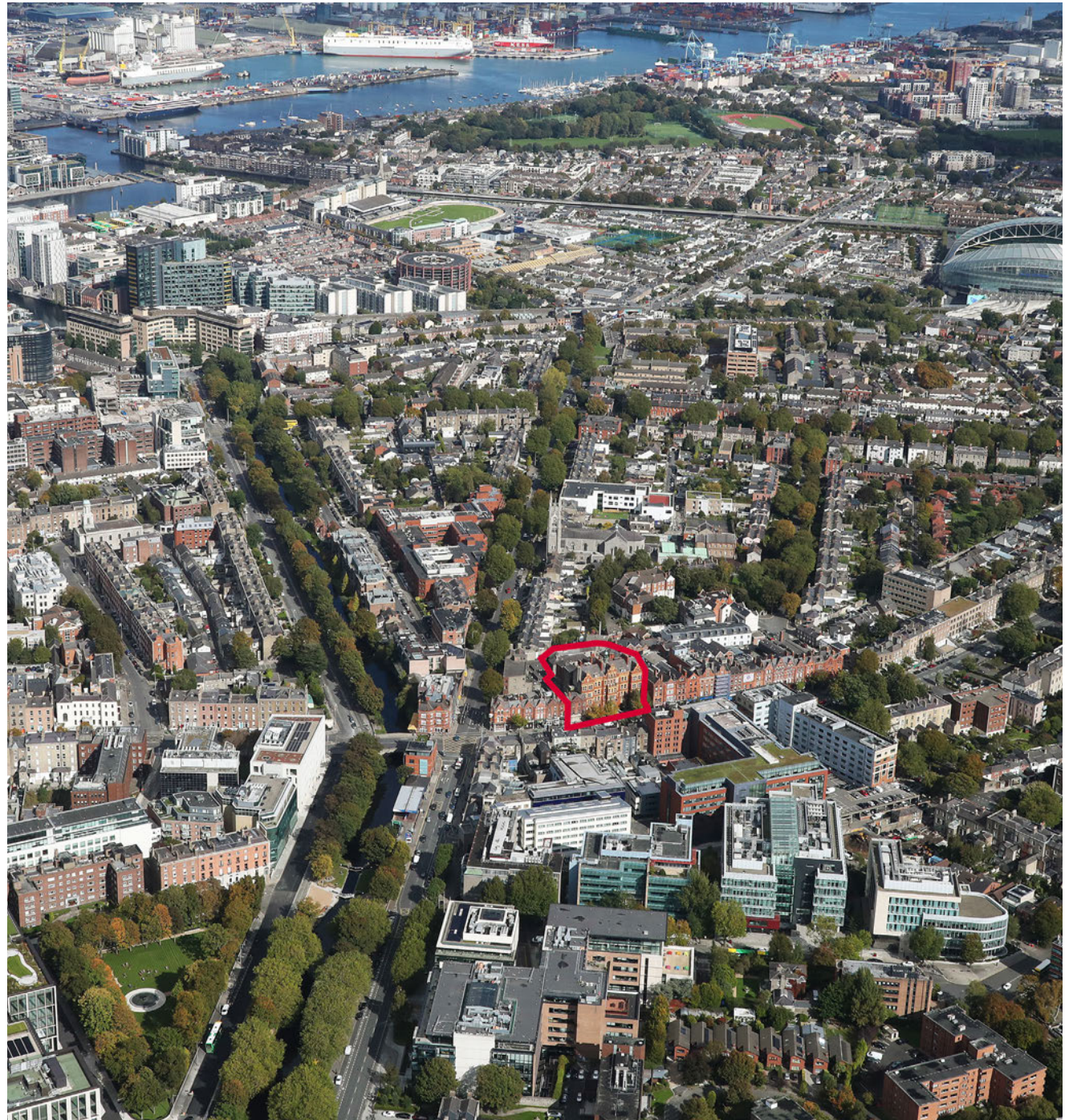
The Spire > 2km



Aviva Stadium > 0.8km



Bord Gáis Energy Theatre > 1.1km





## Description

Set out over nos. 14, 16 and 18 Baggot Street Upper, the majority of the main former Royal City of Dublin Hospital building is set back from the building line from 3 to 5 storeys over a basement.

The building has an impressive Victorian façade designed by Albert A. Murray and boasts high ceilings and some impressive views over the city.

An additional 2 storey granite building is situated at the rear of the site fronting onto Eastmoreland Lane.

The total accommodation extends to approx. 5,044 sq.m. (54,293 sq.ft.).

The site extends to approx. 0.52 acres and benefits from approx. 43 metres of frontage to Baggot Street Upper and approx. 24 metres of frontage to Eastmoreland Lane.

The disposal will be subject to a decoupling strategy with the HSE facility on Haddington Road. A copy of this strategy is available for review.

## Zoning

The entire site is zoned Objective Z4 - Key Urban Villages and Urban Villages, that is 'to provide for and improve mixed-services facilities'.

Permissible Uses include Hotel, Residential, Office, Embassy Office and Medical & Related Consultants. Open for Consideration Uses also include Student Accommodation and Embassy Residential.

The building is listed on the Record of Protected Structures Ref No. 446.





## History

The City of Dublin Hospital was first established in 1831 at No. 9 Baggot Street and was further extended to encompass nos. 14-18 and by 1832, the hospital was providing a 50 bed facility.

Over the coming years, the hospital continued to expand and in 1866 the 2 storey granite building to the rear 'the Drummond Wing' was constructed allowing for a total of 100 beds.

In 1898, the hospital was reconstructed providing for an additional floor and a new façade designed by Albert A. Murray. In 1900, the Hospital was renamed the Royal City of Dublin Hospital after the visit from British Queen Victoria.

The hospital continued in operation until it closed in June of 1986. In 1988, the hospital was re-opened as a community hospital which operated until 2019 when the buildings became vacant.



Albert A. Murray's initial drawing of the proposed new façade (c. 1892)





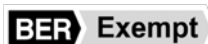
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