



12-14 The Anchorage

Grand Canal Dock, Dublin 4, D04 A718

Residential Development Opportunity

Planning Permission for 3 x Two-Storey Duplex Units

3,638 sq ft
(337.98 sq m)

- Planning Permission Granted
- 3 Large Duplex Apartments
- Silicon Docks, Grand Canal Dock
- Excellent Transport Links

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Summary

Available Size	3,638 sq ft
Price	Price on application
Rates Payable	€10,583 per annum
Service Charge	€12,189 per annum
Car Parking	3 Car Parking Spaces
BER Rating	C3 (801087388)

Description

The building comprises 3 interlinked own-door offices extending to c. 338 sq. m. / 3,638 sq. ft., with full planning permission for 3 residential duplex apartments.

The development will consist of the change of use of the existing own-door, two-storey, terraced office unit to two 2-bedroom, two-storey duplex apartments and one 3-bedroom, two-storey duplex apartment.

There are 3 car parking spaces attached to the property.

The Anchorage is actively managed with an onsite maintenance man as part of the Charlotte Quay development and high-quality landscaping.

The property is being sold with full vacant possession.

Accommodation

The accommodation comprises the following GIA areas:

Description	Building Type	Size
Apartment 1	Commercial Development	112 sq m
Apartment 2	Commercial Development	110 sq m
Apartment 3	Commercial Development	116 sq m

Planning Permission

The development will consist of the change of use of the existing own-door, two-storey, terraced office unit to two, 2-bedroom, two-storey duplex apartments and one 3-bedroom, two-storey duplex apartment.

The proposed development involves only internal alterations, with no planned external works. Planning Ref No.: 3901/24

Location

The property is located on Charlotte Quay, off Barrow Street in Grand Canal Dock, which is one of Dublin's most vibrant districts.

Residents are spoilt for choice with a large range of amenities close by including 5 star hotels, theatres, bars, cafes and restaurants.

Occupiers in the area include Google, JP Morgan, Accenture & Salesforce.

There is numerous Dublin Bus routes located adjacent to the development, with the benefit of the Grand Canal DART Station and a Dublin Bike Station situated close by.



Viewing & Further Information

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