



4-6 The Anchorage

Grand Canal Dock, Dublin 4, D04 K379

Development Opportunity

Planning Consent for 3 Residential Units

2,454 sq ft
(227.98 sq m)

- 3 x Quality 2 Bedroom Apartments
- 2 x 80 sq. m. & 1 x 60 sq. m. Apartments
- Silicon Docks, Grand Canal Dock
- Excellent Transport Links

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Summary

Available Size	2,454 sq ft
Price	Price on application
Rates Payable	€8,265 per annum
Service Charge	€1,800 per annum
Car Parking	3 Car Parking Spaces
BER Rating	C1 (80116211)

Description

The building comprises three interlinked own-door office buildings extending to c. 228 sq. m. / 2,454 sq. ft. with development potential (S.P.P.)

4-6 The Anchorage qualifies for planning consent for 3 residential apartments under Article 10 (6) of the Planning and Development Regulations 2001 (as amended).

Change of Use Consent is for 3 x 2 bedroom / 2 bathroom apartments with own door access.

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	80 sq m
Apartment 2	Commercial Development	80 sq m
Apartment 3	Commercial Development	68 sq m

Location

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

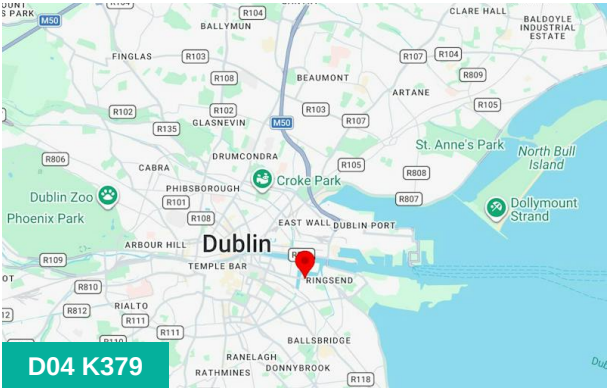
Residents are spoilt for choice with a large range of amenities close by including 5 star hotels, theatres, bars, cafes and restaurants.

Commercial occupiers in the area include Google, JP Morgan, Accenture, Salesforce and Docusign.

Public transport is well catered for with numerous Dublin Bus routes located adjacent to the development, and the added benefit of the Grand Canal DART Station and a Dublin Bike Station situated close by.

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew



Viewing & Further Information



Eoin Doyle
086-010 3963
edoyle@quinnagnew.ie



Manus Agnew
087-254 6391
magnew@quinnagnew.ie