QUINN AGNEW

For Sale



6-8 Saunders House

Spencer Dock, Dublin 1, D01 W9F7

Commercial Units

Shell & Core

704 to 1,875 sq ft

(65.40 to 174.19 sq m)

- Established Mixed-Use Development
- Secure & Gated Car Parking
- Suit a Variety of Users
- Excellent Transport Links

6-8 Saunders House, Spencer Dock, Dublin 1, D01 W9F7

Summary

Available Size	704 to 1,875 sq ft
Price	Price on application
Service Charge	€1,475.32 per annum
BER Rating	F (801189507)

Description

6, 7 & 8 Saunders House comprise interlinked shell and core units extending to c. 704 sq. ft. and 1,171 sq. ft. respectively.

Occupying position on the eastern side of Spencer Dock, the property benefits from a strategic location with easy access to LUAS Redline and local amenities.

Currently designated for office use, the property offers potential for a range of alternative commercial uses, subject to planning permission.

Spencer Dock is an established mixed-use waterfront development comprising over 600 residential apartments, substantial office accommodation and a range of retail and leisure uses, providing a strong residential and commercial catchment.

The property also benefits from 1 secure underground car parking space.

Location

Spencer Dock is a modern mixed-use development in Dublin 1 and forms part of the broader Docklands regeneration area.

The area is home to major global and national firms, including Salesforce, PwC, NTMA, and A&L Goodbody Solicitors.

It benefits from excellent transport connectivity, with the Luas Red Line stopping directly at Spencer Dock. Connolly Station and Docklands Train Station are both within a short walk, providing DART and national rail links.

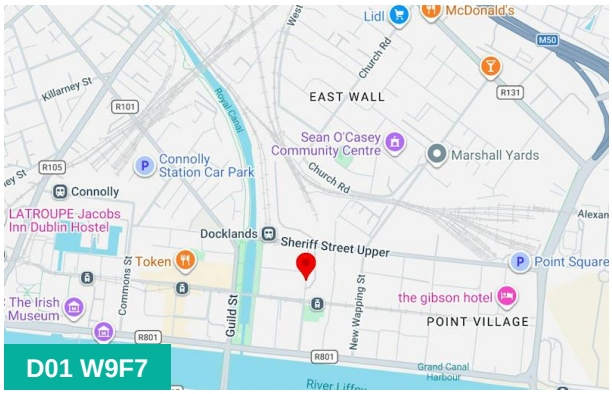
Accommodation

The accommodation comprises the following areas:

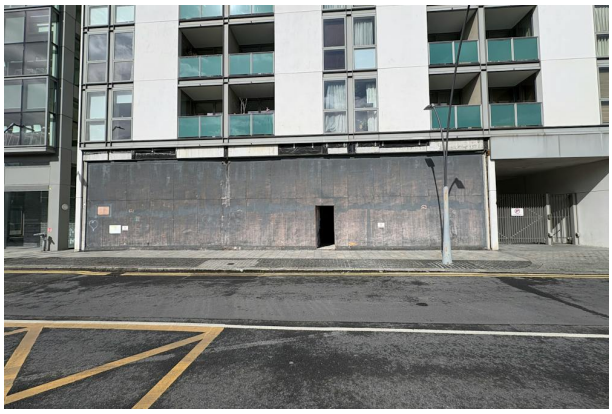
Description	sq ft	sq m
Unit 6	704	65.40
Unit 7-8	1,171	108.79
Total	**1,875**	**174.19**

Viewings

Viewing by Appointment Only - Please Contact Quinn Agnew







Viewing & Further Information



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