



2 The Anchorage

Grand Canal Dock, Dublin 4, D04 WE54

Full Planning Permission for Residential Conversion

Development Opportunity

764 sq ft
(70.98 sq m)

- FPP for Conversion to Residential
- Self-Contained Unit
- c. 71 sq. m. / 764 sq. ft.
- Silicon Docks, Grand Canal Dock
- Excellent Transport Links

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Summary

Available Size	764 sq ft
Price	Price on application
Business Rates	N/A
Service Charge	€3,061 per annum
Car Parking	N/A
BER Rating	D2 (800465577)

Description

2 The Anchorage is a fully fitted, own-door unit extending to c. 71 sq. m. / 764 sq. ft.

Full planning permission has been granted for the change of use from office to a residential unit.

The high-quality fit-out provides a self-contained, turnkey office on the ground floor.

The building contains open-plan space, 1 cellular office, a kitchenette, a store and 2 WCs.

The offices are well finished with carpeted floors, electric storage heating, plastered and painted walls and perimeter trunking.

The offices overlook a large, well-maintained garden and courtyard. There is onsite maintenance 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
Unit 2	Commercial Development	71 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.

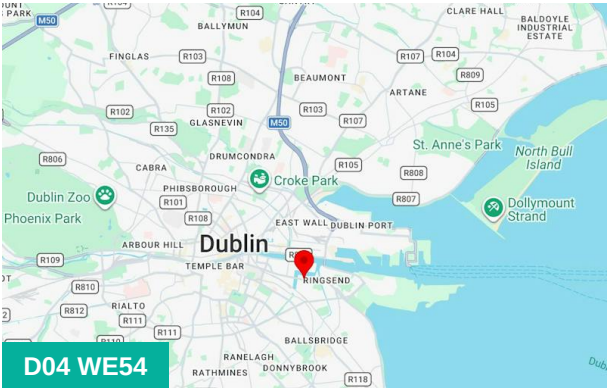
Occupiers are spoilt for choice with a large range of amenities close by, including 5-star hotels, theatres, bars, cafes and restaurants.

The Silicon Docks area is a well-established business location, with occupiers in the area including Google, JP Morgan, Accenture and Salesforce.

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

Viewings by Appointment Only - Please contact Quinn Agnew



Viewing & Further Information



Eoin Doyle
086-010 3963
edoyle@quinnagnew.ie



Andrew Houton
087-425 9969
ahouton@quinnagnew.ie