



Specialist Building 4B

Elmpark Green, Dublin 4, D04 XP26

Pool Building

Vacant Possession

**For Sale by Tender:
Thursday 8th October 2026**

5,520 sq ft
(512.82 sq m)

- Prime Dublin 4 Location
- Situated in Mixed-Use Campus
- Shell & Core Condition
- Suits a Variety of Users
- Well Served by Public Transport

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Summary

Available Size	5,520 sq ft
Price	Price on application
Service Charge	€7,025 per annum (Incl. VAT)
BER Rating	G

Description

Building 4B comprises a purpose-built pool building extending to approximately 5,520 sq. ft. and situated towards the rear of the Elmpark Green mixed-use campus.

This feature building is constructed of timber beams with a glazed façade complemented with a grassed roof.

Originally designed as a swimming pool facility, the building was never completed or brought into use and is presented in shell-and-core condition.

The accommodation provides a largely open-plan internal layout and may suit a range of investors, developers or owner-occupiers within the leisure industry. The property would also accommodate a variety of alternative uses, subject to the necessary planning permission.

The building benefits from an immediate local catchment comprising residents and office occupiers within the wider Elmpark Green campus, supporting its potential for a range of leisure uses.

Location

The building is situated in Elmpark Green, located just off Merrion Road (R118) c. 4.5km south of Dublin City Centre.

The park benefits from direct access to the city centre via Merrion Road and also has easy access to the N11 which provides convenient connectivity to Donnybrook, South Dublin and Bray.

The development is well served by public transport, with multiple bus routes operating along Merrion Road (Routes 4, 7, 7A) connecting south Dublin to the inner city. Additionally, Booterstown DART Station is located approximately 1.1km away.

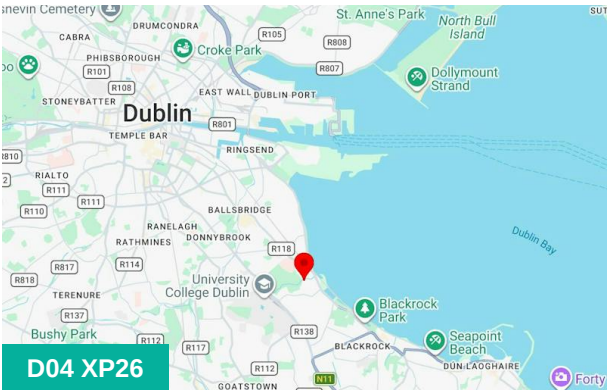
Viewings

Viewings by Appointment Only - Please Contact Quinn Agnew

Tender Details

Tender Date: Thursday 8th October 2026

Tenders to be returned by 8th October 2026 (12:00pm - noon) marked as "Specialist Building 4B Elmpark" and lodged to Byrne Wallace Shields LLP
88 Harcourt Street, Saint Kevin's, Dublin 2
For the attention of: Ronan Egan
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Viewing & Further Information



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