



Artist Impression

13 Hill of Down House

Spencer Dock, Dublin 1, D01 XK70

Residential Development Opportunity

Shell & Core Commercial Unit

70 sq m
(753.47 sq ft)

- City Centre Waterfront Location
- Ground Floor Units
- Residential Development Potential
- Located in Mixed-Use Development
- Shell & Core Condition
- Suit a Variety of Users
- Secure & Gated Car Parking
- Excellent Transport Links

13 Hill of Down House, Spencer Dock, Dublin 1, D01 XK70

Summary

Available Size	70 sq m
Price	Price on application
Business Rates	N/A
Service Charge	TBC
BER Rating	C3

Description

The property comprises a shell and core commercial unit extending to c. 70 sq.m. prominently positioned at the main pedestrian entrance to the Spencer Dock development.

Occupying a high-profile position on the western side of the development, the property benefits from an attractive waterfront setting overlooking the Royal Canal, in the heart of Dublin's Docklands.

The property has been vacant for in excess of two years and, while currently designated for retail use, offers potential for alternative use, including conversion from commercial to residential under Article 10(6) of the Planning and Development Regulations 2001 (as amended), subject to satisfying the relevant statutory requirements.

A feasibility study prepared by Cantrell & Crowley Architects indicates potential to provide one 1-bedroom and one 2-bedroom apartment, subject to planning and all necessary consents.

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 one 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.

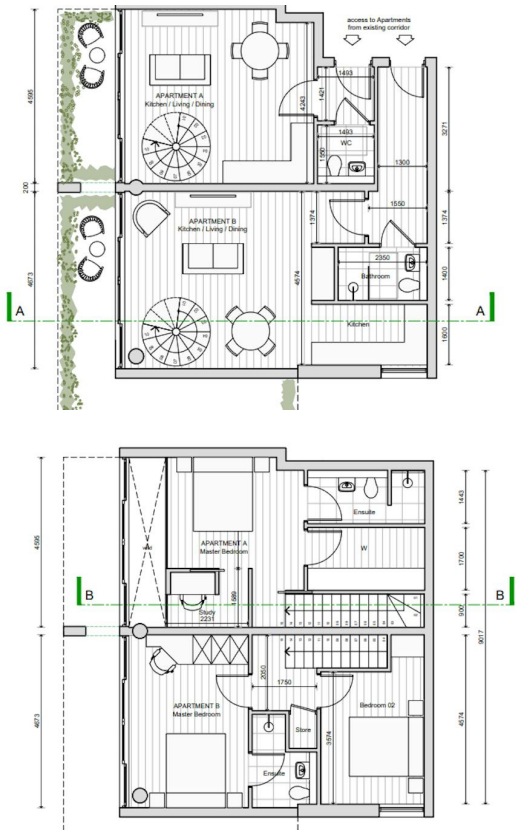
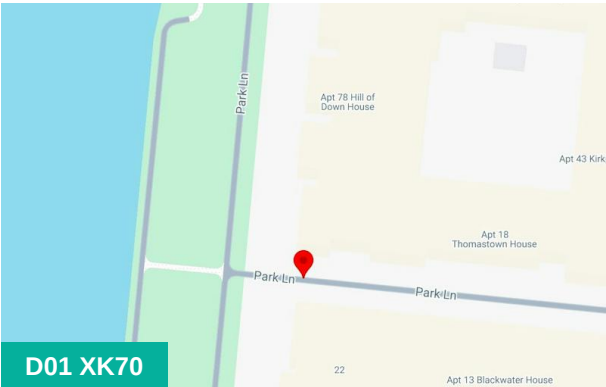
The area is home to major global and national firms, including Salesforce, PwC, NTMA, and A&L Goodbody Solicitors.

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:

Name	sq ft	sq m	Availability
Unit - 13 Hill of Down House	753.47	70	Available



Viewing & Further Information



Aishleen O'Toole
087-935 0178
aotoole@quinnagnew.ie



Andrew Houton
087-425 9969
ahouton@quinnagnew.ie