



12 Cloncurry House & 13 Hill of Down House

Spencer Dock, Dublin 1, D01 XK70

Commercial Units

**Suitable for a Variety of
Uses Including Residential
(S.P.P)**

1,508 sq ft
(140.10 sq m)

- City Centre Waterfront Location
- 2 x c. 70 sq. m. / 754 sq. ft.
- Secure & Gated Car Parking
- Suit a Variety of Users
- Excellent Transport Links

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Summary

Available Size	1,508 sq ft
Price	Price on application
Service Charge	TBC
Car Parking	4 Basement Car Park Spaces
BER Rating	C2 (801089012)

Description

The property comprises 2 x shell and core units extending to c. 70 sq. m. each, 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 two 1-bedroom and two 2-bedroom apartments, 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 4 secure underground car parking spaces.

Accommodation

The units comprise the following GIA areas (all purchasers must satisfy themselves):

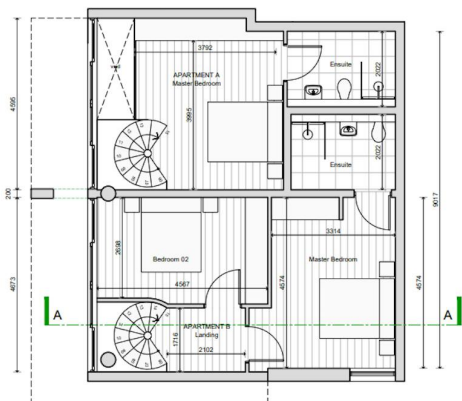
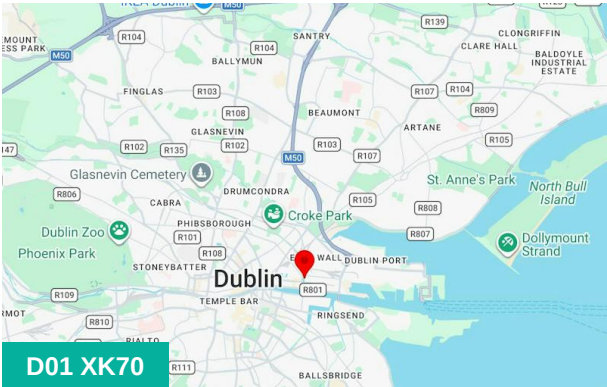
Description	sq ft	sq m	Tenure
12 Cloncurry House	754	70.05	For Sale
13 Hill of Down House	754	70.05	For Sale
Total	1,508	140.10	

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.



Viewing & Further Information



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