



12-14 The Anchorage

Charlotte Quay, Grand Canal Dock, Dublin 4, D04 A718

Residential Development Opportunity in Grand Canal Dock

Planning Permission for 3 Two-Storey Duplex Units

3,676 sq ft
(341.51 sq m)

- Planning Permission Granted
- 3 Large Duplex Apartments
- Silicon Docks, Grand Canal Dock
- High Profile Location

12-14 The Anchorage, Charlotte Quay, Grand Canal Dock, Dublin 4, D04 A718

Summary

Available Size	3,676 sq ft
Rates Payable	€10,287 per annum
Service Charge	€12,189 per annum
Car Parking	3 Car Parking Spaces
BER Rating	C3 (801087388)

Description

The development will consist of the change of use of the existing own-door two-storey terraced office unit to two 2-bedroom, two-storey duplex apartments and one 3-bedroom, two-storey duplex apartment.

The building comprises three interlinked own-door office buildings extending to c. 338 sq. m. / 3,638 sq. ft., with full planning permission for 3 residential duplex apartments.

There are 3 car parking spaces attached to the property.

The Anchorage is actively managed with an onsite maintenance man as part of the Charlotte Quay development and high-quality landscaping.

The property is being sold with full vacant possession.

Location

The property is located on Charlotte Quay, off Barrow Street in Grand Canal Dock, which is one of Dublin's most vibrant districts.

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

Commercial occupiers in the area include Google, Mason Hayes & Curran, JP Morgan, Accenture and Docusign.

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.

Accommodation

Description	Building Type	Size
Apartment 1	Development	112 sq m
Apartment 2	Development	110 sq m
Apartment 3	Development	116 sq m

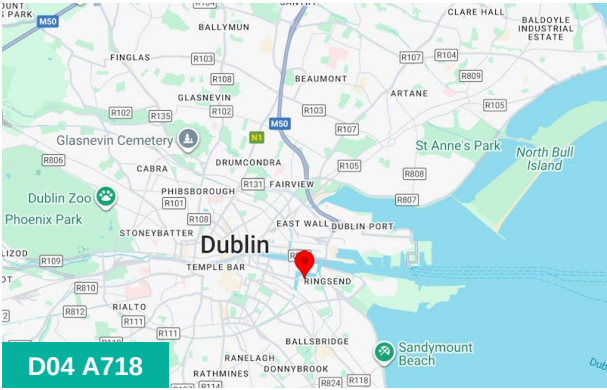
Specification

1 x 112 sq. m. 2-Bedroom Duplex Apartment

1 x 110 sq. m. 2-Bedroom Duplex Apartment

1 x 116 sq. m. 3-Bedroom Duplex Apartment

Viewings



Viewing & Further Information



Manus Agnew
087-254 6391
magnew@quinnagnew.ie



Eoin Doyle
086-010 3963
edoyle@quinnagnew.ie