

HIGH PROFILE RETAIL UNITS
TO LET BY WAY OF NEW LONG TERM LEASES

D U B L I N
L A N D I N G S
R E T A I L

NORTH WALL QUAY

DUBLIN 1

OVERVIEW

4

RETAIL UNITS

Located in one of Dublin's premium mixed-use developments

60 SQM
180 SQM

UNITS RANGING
IN SIZE



EXCELLENT
PUBLIC TRANSPORT
LINKS



CAR PARKING
SPACES TO LET



Overall scheme
ANCHORED BY FRESH
SUPERMARKET



FOUR UNITS TO LET

UNIT 3 / UNIT 4 /
UNIT 8 / UNIT 10

LOCATION

A river front development in Dublin, one of Europe's most attractive and dynamic cities with a vibrant economy and rapid population growth.

The units are situated on one of the city's most prominent dockland city blocks and forms part of the wider Dublin Landings mixed-use development which comprises over 750k sq ft of office accommodation and 268 PRS units.

Office neighbours include the Central Bank of Ireland, the National Treasury Management Agency and WeWork on site. Other notable occupiers in the surrounding areas include Salesforce, PwC, the Convention Centre Dublin, An Post and Citi (PC 2026).

The locality has also recently witnessed significant residential development with c. 1,100 PRS units recently completed and c. 1,200 PRS units currently under construction. Upon completion of these units there will be c. 2,400 PRS units within a 10-minute walk of Dublin Landings. There is also 966 student beds located in the Point Campus PBSA scheme which is located approx. 500 metres Northeast of Dublin Landings.

Dublin Landings is exceptionally well served by public transport, with LUAS (Light Rail), DART (Rapid Rail), Mainline Rail and Bus Stations all close by.



- Luas Red Line
- Dublin Bikes
- Dublin Bus
- Irish Rail
- DART

Walking Distance from Dublin Landings

LUAS
3 min The Point Luas stop

RAIL
8 min Docklands Station
14 min Connolly Station

DUBLIN BIKES
1 min North Wall Quay

BUS
2 min Dublin Bus
14 min Busáras Station



Salesforce European HQ

Central Bank of Ireland HQ



Neighbours within Dublin Landings include the Central Bank of Ireland, National Treasury Management Agency and WeWork, with Salesforce, PwC, An Post and Citi in the immediate area



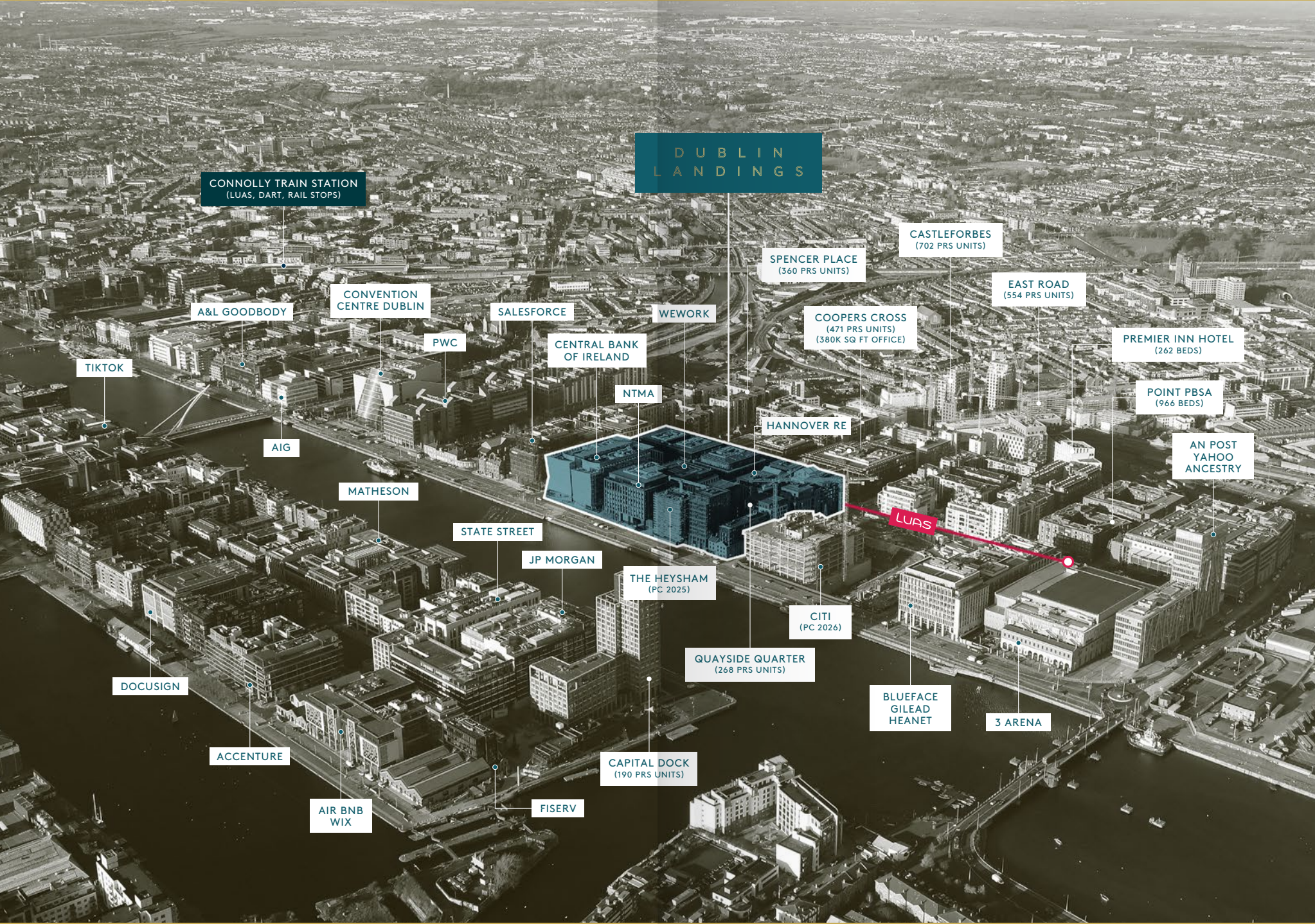
WeWork at Dublin Landings


FACTS & FIGURES


+1,100
COMPLETED PRS
UNITS WITHIN A
10-MINUTE WALK


+1,200
PRS UNITS WITHIN
A 10-MINUTE WALK
CURRENTLY UNDER
CONSTRUCTION


966
STUDENT BEDS WITHIN
A TWO-MINUTE WALK




+3M SQ.FT
OF OFFICE
ACCOMMODATION
LOCATED IN THE
NORTH DOCKLANDS

OF WHICH
750,000
SQ.FT
IS WITHIN THE
DUBLIN LANDINGS
DEVELOPMENT


+1,000
HOTEL BEDS WITHIN
A 6-MINUTE WALK OF
DUBLIN LANDINGS

LOCAL OCCUPIERS



THE OPPORTUNITY

CBRE are pleased to offer 4 premium retail units and 5 secure basement parking spaces to let, located in the wider Dublin Landings mixed-use development, one of Dublin’s premium mixed use schemes.

The development was completed by Ballymore & Oxley in 2019 and is home to blue chip occupiers to include Microsoft, Hannover Re, Central Bank of Ireland, National Treasury Management Agency and WeWork.

The subject units are located at ground floor level beneath the Quayside Quarter PRS Development which comprises 268 luxury apartments owned and operated by Greystar.

The retail scheme currently has 6 units occupied, with Fresh Supermarket as the anchor tenant and other occupiers include Dry & Fly, Grafton Barber, Grindstone Cafe and Bakehouse. The remaining units offer an opportunity for a range of occupiers to locate in a prominent mixed use scheme in Dublin’s North Docks.





UNIT 3



UNIT 4



UNIT 8



UNIT 10

TENANCY OVERVIEW



Established in Dublin in 2006, Fresh is a premium grocer which sells gourmet, fresh, and specialty products, as well as stocking premium wines and craft beers. Fresh are 38% owned by BWG Foods and currently operate 10 stores in Dublin. Fresh currently employs over 200 staff.



Founded in 1961, Grafton Barber are a leading barber shop with over 60 locations across the United Kingdom and Ireland.



Founded in 2016, Grindstone are an independent coffee operator. They currently have 2 locations in Dublin.



Dry & Fly are one of Dublin's finest hair and beauty bars. They currently have two locations in Dublin and have been in business since 2019.



Bakehouse are an Irish based café and food catering company. They currently have 3 locations in Dublin.

TENANCY SCHEDULE

UNIT NO.	USE	LEASE AREA SQ. M	MEASURED AREA SQ. FT	HANDOVER CONDITION	QUOTING RENT	SERVICE CHARGE APPROX	RATES
3	Retail	87.98	947	Shell and core	€40,000 p.a.	€691.93 p.a.	TBC
4	Retail	184.41	1,985	Shell and core	€70,000 p.a.	€1,437.43 p.a.	TBC
8	Retail	97.92	1,054	Shell and core	€40,000 p.a.	€757.49 p.a.	TBC
10	Retail	59.74	643	Shell and core	€30,000 p.a.	€477.65 p.a.	TBC
Car Parking Spaces (5)	Car Parking	-	-	-	TBC	-	TBC

CONTACTS & FURTHER INFORMATION

TERMS

Competitive terms available upon application.

UNITS TO LET

- Unit 3
- Unit 4
- Unit 8
- Unit 10
- Car Parking spaces: 5

BER RATING



Please note the vacant units (BER G ratings) were calculated using Sustainable Energy Authority of Ireland (SEAI) guidelines for Shell & Core buildings where Mechanical & Electrical (M & E) services are not yet installed. The BER for the vacant units will be significantly improved upon future energy efficient M & E fit-out.

VIEWINGS

Strictly by appointment via the sole agents CBRE.

LETTING AGENTS



Connaught House,
One Burlington Road,
Dublin 4
cbre.ie
PSRA No. 001528

Rory O'Neill
Senior Surveyor
M +353 87 112 0011
E Rory.Oneill1@cbre.com
PSRA No. 001528009911

Bernadine Hogan
Executive Director
M +353 87 385 5200
E Bernadine.Hogan@cbre.com
PSRA No. 001528002951

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