

HIGH PROFILE RETAIL UNIT - TO LET



LOCATION

Perfectly positioned at the core of Dublin's retail landscape, 32 Henry Street offers an elite high-street presence. Flanked by iconic anchors like Arnotts, Zara, and Sports Direct, the property benefits from a massive annual footfall exceeding 15.6 million. The property is also less than 20m from O'Connell Street.

This vibrant, pedestrianised thoroughfare is exceptionally well-connected, with over 3,000 car parking spaces nearby and immediate access to the Luas Red and Green lines which combine to serve over 55 million passengers in 2025.

DESCRIPTION

The property comprises a high-profile, four-storey over basement mid-terrace building, situated in a commanding position on Dublin's premier shopping thoroughfare. Benefitting from superb frontage and a self-contained layout, the building provides a total floor area of approximately 340 sq m (3,664 sq ft), including 77 sq m (829 sq ft) of retail space at ground floor level. Its prominent location, within just 20 metres of O'Connell Street, offers exceptional branding potential and maximum visibility in one Ireland's busiest retail districts.



Accommodation (NIA)

Level	SQ M	SQ FT
Basement	91	980
Ground Floor	77	829
First Floor	53.88	580
Second Floor	58.25	627
Third Floor	60.20	648
Total	340	3,664



(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)

FACTS AND FIGURES



Henry Street has an annual footfall exceeding 15.6 million



Ireland has youngest population in Europe



Luas Cross City (Green Line) and Red Line services, which combined carried over 55 million passengers in 2025



Henry Street is home to over 200 retail brands

ARNOTTS

Henry Street is one of Ireland's premier retail destination and home to Arnott's department store



Over 11.3 million annual overseas visitors



3,000 car spaces in the immediate vicinity



Fastest growing economy in Eurozone

RECENT NEW / UPCOMING ARRIVALS ON HENRY STREET

**SPORTS
DIRECT**

ZARA

LOVISA

MANGO

HENRY STREET MAP





IMPORTANT NOTICE

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RENT

On Application

LEASE

A new long term lease is available..

VIEWING

Strictly by appointment through the sole leasing agents.

BER



CONTACT

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