



# CANALSIDE



CANAL ROAD, DUBLIN 6  
FOR SALE BY PRIVATE TREATY



Prime commercial development opportunity with FPP  
for 146,000 sq ft (net) of new office accommodation



LUAS

RANELAGH ROAD

# CANALSIDE



GRAND CANAL

CHARLEMONT STREET

Outline for indicative purposes only



Prime canal-front development opportunity extending to approx. 1.24 acres (0.50 Ha) in a highly sought-after central location



Benefit of full planning permission (Ref: 4027/22) for a substantial Grade A office development totalling 145,883 sq ft (net) across two buildings



Situated along the Grand Canal, at the gateway between Charlemont, Ranelagh and Dublin 2, one of Dublin's most established commercial and residential districts



Zoned Z6 (Employment/Enterprise), under the Dublin City Development Plan 2022-2028, supporting a wide range of commercial, enterprise and ancillary uses



Positioned just 250 metres from the Charlemont LUAS stop and the proposed terminus of the Metrolink at Charlemont, the site enjoys excellent connectivity. It is further serviced by multiple Dublin Bus routes and benefits from a strong amenity offering, with the Grand Canal, Ranelagh Village, and the Charlemont-Camden-St Stephen's Green triangle all within close proximity.



Positioned in an area benefiting from significant recent investment and uplift, with the broader Charlemont & Canal corridor now considered an extension of Dublin's prime CBD office market



# THE OPPORTUNITY

**SAVILLS AND FQP ARE DELIGHTED TO PRESENT A PRIME OFFICE DEVELOPMENT OPPORTUNITY (WITH BENEFIT OF FULL PLANNING GRANT) IN A PROMINENT WATERFRONT LOCATION ALONG THE GRAND CANAL IN DUBLIN 6.**



Ideally positioned on the edge of Dublin's Central Business District, the site is located within an area undergoing significant and sustained growth, offering developers a compelling opportunity to engage with a market defined by increasing investment, strong performance, and exceptional long term potential.

The Grand Canal has evolved into a unique urban destination, that includes an attractive blend of offices, residential living, cafés and high quality public realm. The recent completion of nearby office-led mixed-use schemes, continues to strengthen its position as one of the most desirable locations in Dublin.

The timing of this development opportunity is extremely favourable with strong demand for office space in Dublin.



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# DUBLIN OFFICE MARKET

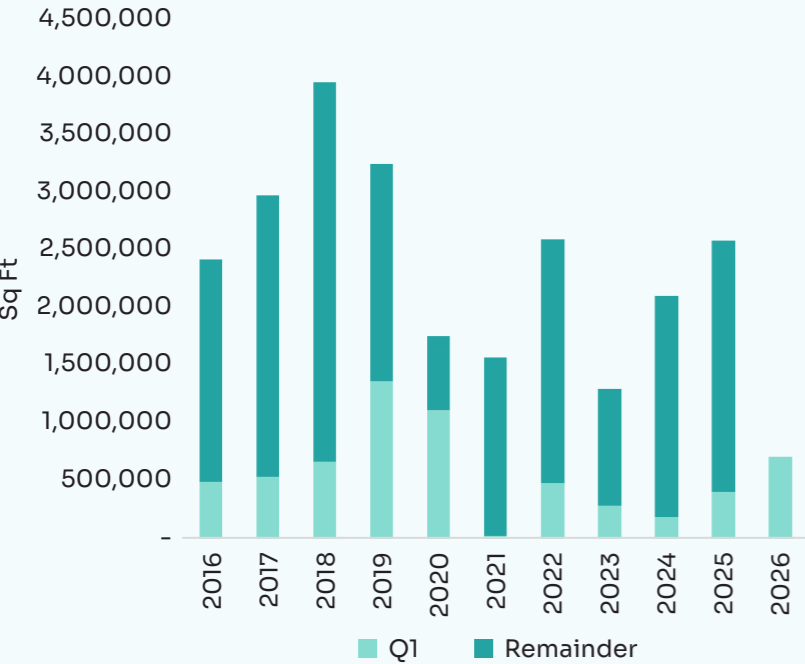
## TAKE UP

Recent leasing activity in the Dublin office market has shown a marked improvement. Q1 2026 take-up totalled approximately 704,000 sq ft across 43 transactions, representing a substantial increase on Q1 2025, when take-up amounted to 400,000 sq ft across the same number of deals.

This performance follows a strong improvement in market conditions through 2025, which marked the second consecutive year of rising office take-up and the first year since the Covid period in which leasing volumes exceeded the 10-year rolling average. Total take-up in 2025 reached approximately 2.58 million sq ft across 199 transactions.

Looking ahead, there are healthy levels of space currently reserved as at Q1 2026, providing confidence in continued leasing activity through the remainder of the year. While demand is expected to remain robust, the limited availability of new, high-quality supply may emerge as a modest constraint on take-up levels as the market moves into 2027, reinforcing the value proposition of well-located development opportunities.

Figure 1: Take-up

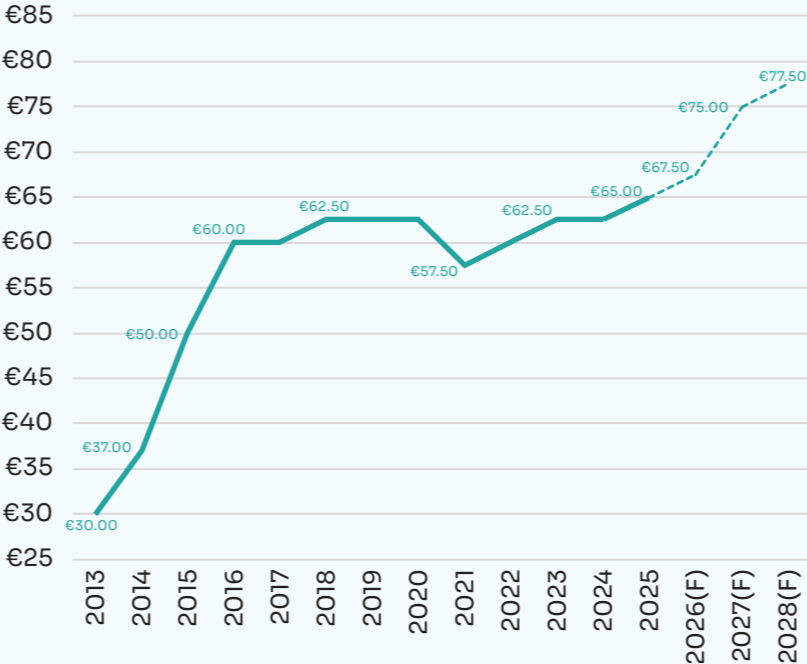


## RENTAL GROWTH

Prime CBD office rents increased in Q1, rising from €65.00 psf to €67.50 psf. This rental growth reflects continued demand for centrally located, high quality office accommodation at a time when best in class space is becoming increasingly scarce. Current evidence suggests that headline rents in the high €70s to mid-€80s per sq ft in Dublin 2 will be required to trigger new construction. Taken alongside constrained supply conditions, this suggests that prime rents will continue to come under upward pressure over the year(s) ahead, as outlined by our current rent forecasting detailed below.

Meanwhile, vacancy has declined from a high of 17.8% in 2024 to 14.3% currently, with the sustained and accelerating reduction in vacancy further underpinning rental growth.

Figure 2: Dublin office rents



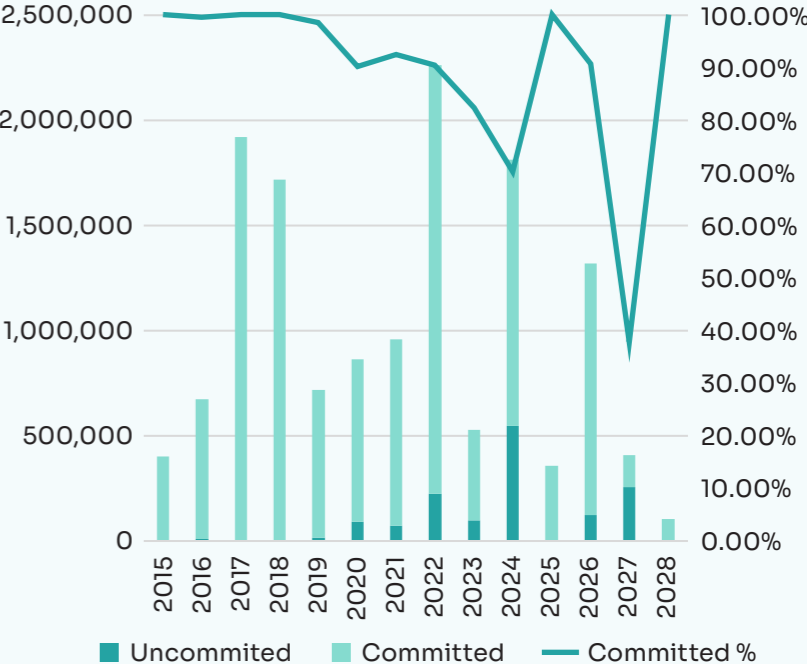
## PIPELINE

The outlook for the Dublin office development pipeline is extremely constrained, with just 0.78 million sq ft of office space due to complete in 2026 and only 0.42 million sq ft scheduled for delivery in 2027. Notably only 0.35 million sq ft of this on-site pipeline is uncommitted and still available to occupiers.

The majority of this uncommitted pipeline is attributed to one building, which comprises approximately 250,000 sq ft and is due to complete in 2027. There are no speculative developments due to complete in 2028, and unless a site is activated imminently it is also likely that there will be no new offices completed in 2029.

As viability is proven via a series of pre-lets at higher rents, a number of these lettings are actively being negotiated, then the pipeline will begin to activate however there are a dearth of development opportunities in the market that have planning and are shovel ready. The constrain in supply will likely be an issue until at least 2029/2030.

Figure 3: Pipeline



# THE LOCATION

CANALSIDE OCCUPIES A PROMINENT GRAND CANAL FRONTAGE IN DUBLIN 6, AT THE INTERSECTION OF RANELAGH, CHARLEMONT AND THE WIDER DUBLIN 2 COMMERCIAL CORE.



The area sits just 1km south of St. Stephen's Green, placing it within immediate reach of Dublin's most established office, retail and residential districts. Further momentum has been strengthened by the completion of McGarrell Reilly's Charlemont Square development on Charlemont Street, a major mixed use scheme comprising 355,000 sq ft of office accommodation across two buildings, 30,000 sq ft of dining and retail space, and 280 apartments.

The site is located on the expanding edge of the CBD in an area which is seeing intense development activity. The property has excellent connectivity given the array of transport connections

close by. Situated along the Grand Canal in Dublin 6, the area enjoys convenient access to key routes into Dublin city centre and the wider metropolitan region.

Public transport options include the LUAS Green Line, with Charlemont Luas stop within 250m, as well as several Dublin Bus routes connecting the area to surrounding neighbourhoods and major destinations across the city. The location will also significantly benefit from the proposed Charlemont MetroLink station, which is planned to serve as the southern terminus of the new MetroLink line, enhancing future connectivity to Dublin Airport, the city centre, and the wider public transport network.





**ST. STEPHEN'S GREEN**



**CHARLEMONT LUAS STOP**



**IVEAGH GARDENS**



**THE BARGE**



**GRAFTON STREET**



**GRAND CANAL**

**AS WELL AS KEY TRANSPORT  
NODES, THE AREA BENEFITS  
FROM A HOST OF AMENITIES  
SUCH AS BARS, RESTAURANTS  
AND LEISURE FACILITIES**



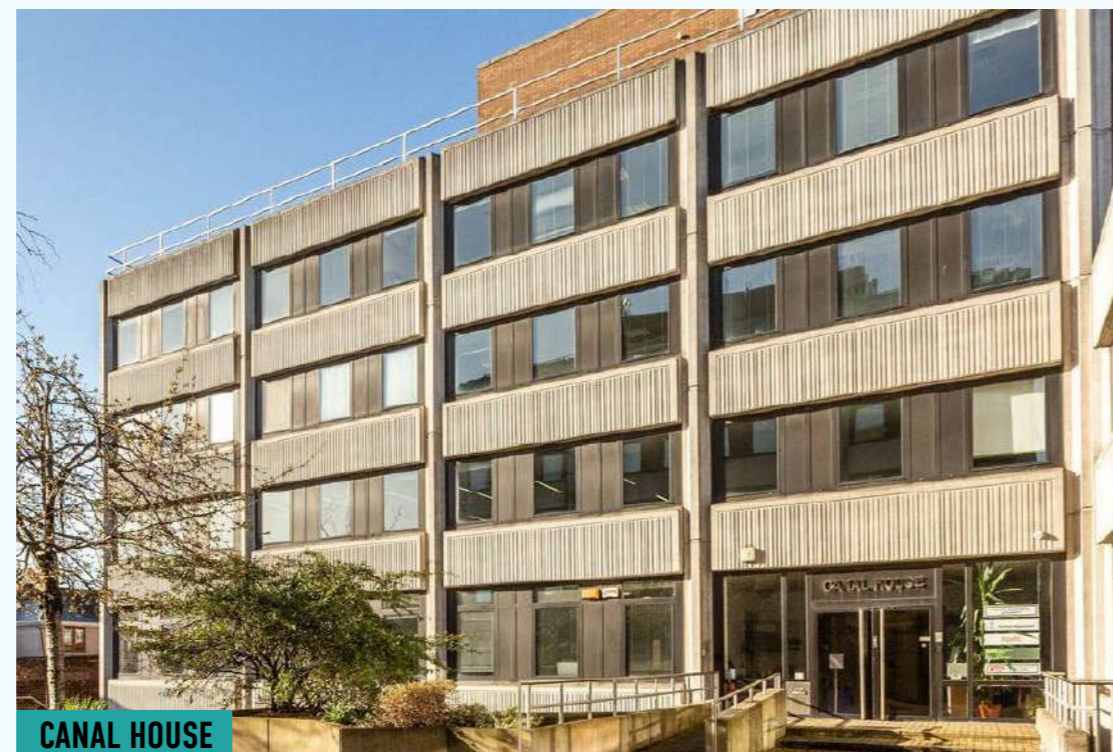
# PROPERTY DESCRIPTION

**THE PROPERTY COMPRISES TWO STANDALONE 1980S OFFICE BLOCKS WITH AMPLE CAR PARKING AND BENEFITS FROM FULL VACANT POSSESSION, TOGETHER WITH A GRANTED PLANNING PERMISSION FOR A SUBSTANTIAL NEW OFFICE DEVELOPMENT.**



The site comprises two office blocks, including Construction House, which is a standalone building extending to five storeys over podium-level car parking. Canal House comprises two interconnecting part four-storey / part two-storey office blocks, also positioned over podium-level car parking. The entire car park provides 82 spaces.

The overall site extends to approximately 0.50 ha (1.24 acres) in a relatively regular shaped site. Existing residential developments are situated at its southern, western and eastern boundary, with Canal Road located to its northern boundary. The property currently benefits from dual vehicular and pedestrian access from both Canal Road and Athlumney Villas.



**CANAL HOUSE**



**CONSTRUCTION HOUSE**

## Existing Accommodation Schedule:

Building	Block	Level	Use	Area (sq m)	Area (sq ft)	Cars
Construction House	A	Entire	Office	1,719	18,503	
	A	Lower Ground	Carparking			42
Canal House	B	Upper Ground	Office	222	2,389	
	B	First	Office	235	2,530	
	B	Second	Office	251	2,702	
	B	Third	Office	239	2,573	
	B	Upper Ground	Carparking			21
	C	Ground	Office	447	4,813	
	C	First	Office	428	4,609	
	C	Lower Ground	Carparking			19
	<b>Total</b>				<b>3,541</b>	<b>38,119</b>



# ZONING

THE SITE IS ZONED 'Z6 EMPLOYMENT/ENTERPRISE' UNDER THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028. THIS CAN BE DEFINED AS "TO PROVIDE FOR THE CREATION AND PROTECTION OF ENTERPRISE AND FACILITATE OPPORTUNITIES FOR EMPLOYMENT CREATION".



## Permissible uses include:

"Café/tearoom, car park, childcare facility, civic and amenity/recycling centre, conference centre, cultural/recreational building and uses, cultural, creative and artistic enterprise and uses, delicatessen, embassy office, enterprise centre, household fuel depot, industry (light), internet café/call centre, media-associated uses, mobility hub, office, office-based industry, open space, park and ride facility, public service installation, restaurant, science and technology-based industry, shop (local), training centre, wholesale outlet."

## Open for consideration:

"Advertisement and advertising structures, amusement and leisure complex, beauty/ grooming services, betting office, boarding kennel, buildings for the health, safety and welfare of the public, car trading, community facility, craft centre/ craft shop, crematorium, embassy residential, financial institution, funeral home, garage (motor repair/ service), garden centre/ plant nursery, hotel, laundromat, medical and related consultants, nightclub, off-licence (part), outdoor poster advertising, petrol station, place of public worship, postal hotel/motel, public house, shop (factory shop), shop (neighbourhood), sports facility and recreational uses, veterinary surgery, warehousing (retail/non-food)/retail park, warehousing."



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# PLANNING GRANT

**PLANNING (REF: 4027/22) WAS GRANTED 3 SEPTEMBER 2024.**



The permission allows for the demolition of all existing structures on site with construction of a 15,531 sq. m. (gross) office development comprising two buildings:

- » Block A on the southern part of the site – 11,935 sq m (net) office space over five, six and eight floors
- » Block B fronting onto Canal Road – 1,618 sq m (net) office space over five floors
- » 65 car park spaces

Summary of granted planning areas listed below:

Floor	Use	NIA sq m			NIA sq ft		
		Block A	Block B	Combined	Block A	Block B	Combined
Basement	Parking	–	–	65	–	–	65
Lower Ground	Office	1,686	292	1,978	18,148	3,143	21,291
Ground	Office	1,523	300	1,823	16,393	3,229	19,623
First	Office	1,883	383	2,266	20,268	4,123	24,391
Second	Office	1,977	383	2,360	21,280	4,123	25,403
Third	Office	1,611	260	1,871	17,341	2,799	20,139
Fourth	Office	1,400		1,400	15,069	–	15,069
Fifth	Office	1,053		1,053	11,334	–	11,334
Sixth	Office	802		802	8,633	–	8,633
		<b>11,935</b>	<b>1,618</b>	<b>13,553</b>	<b>128,467</b>	<b>17,416</b>	<b>145,883</b>



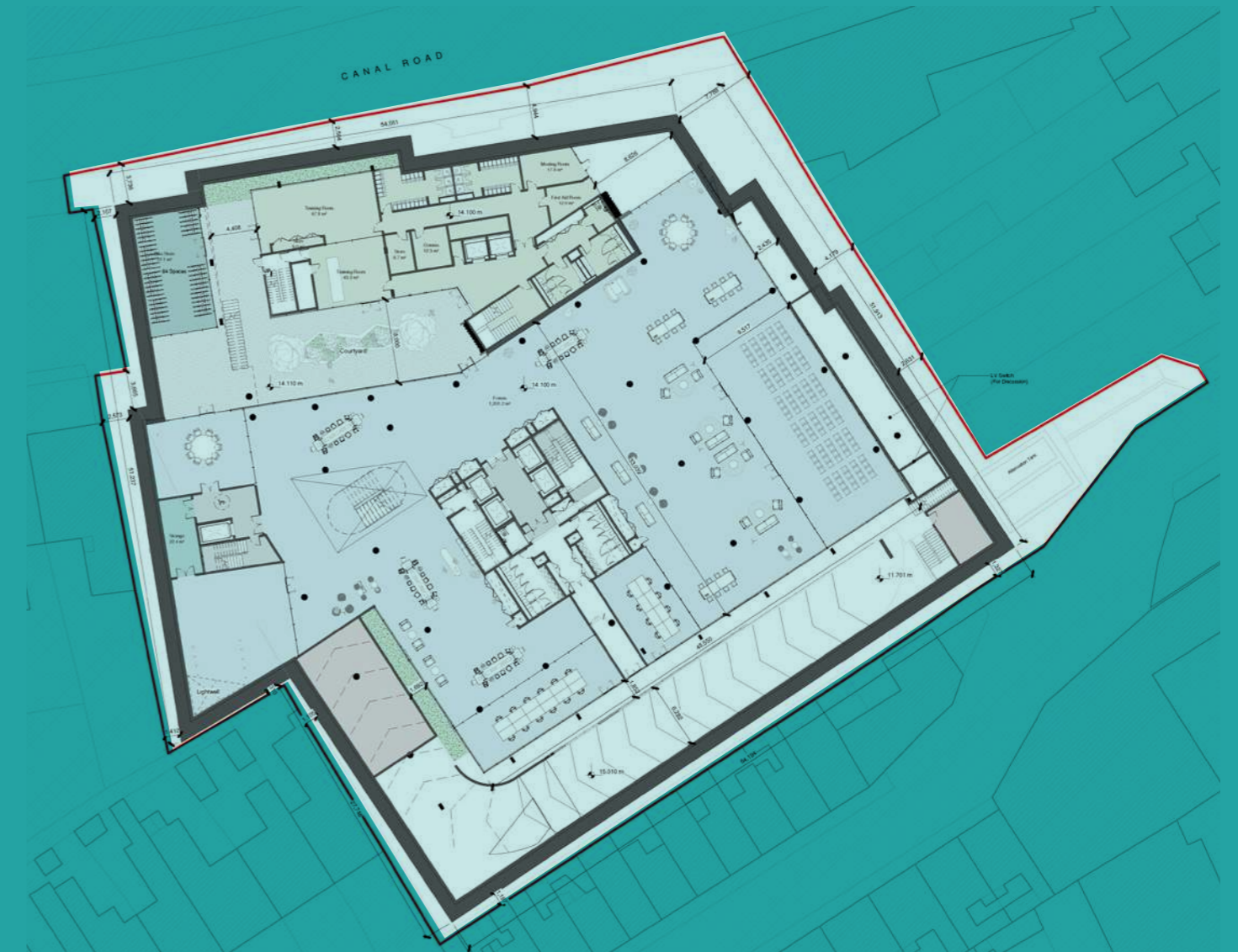
# FLOOR PLANS OF GRANTED DEVELOPMENT



**Basement Floor:**



**Lower Ground Floor:**



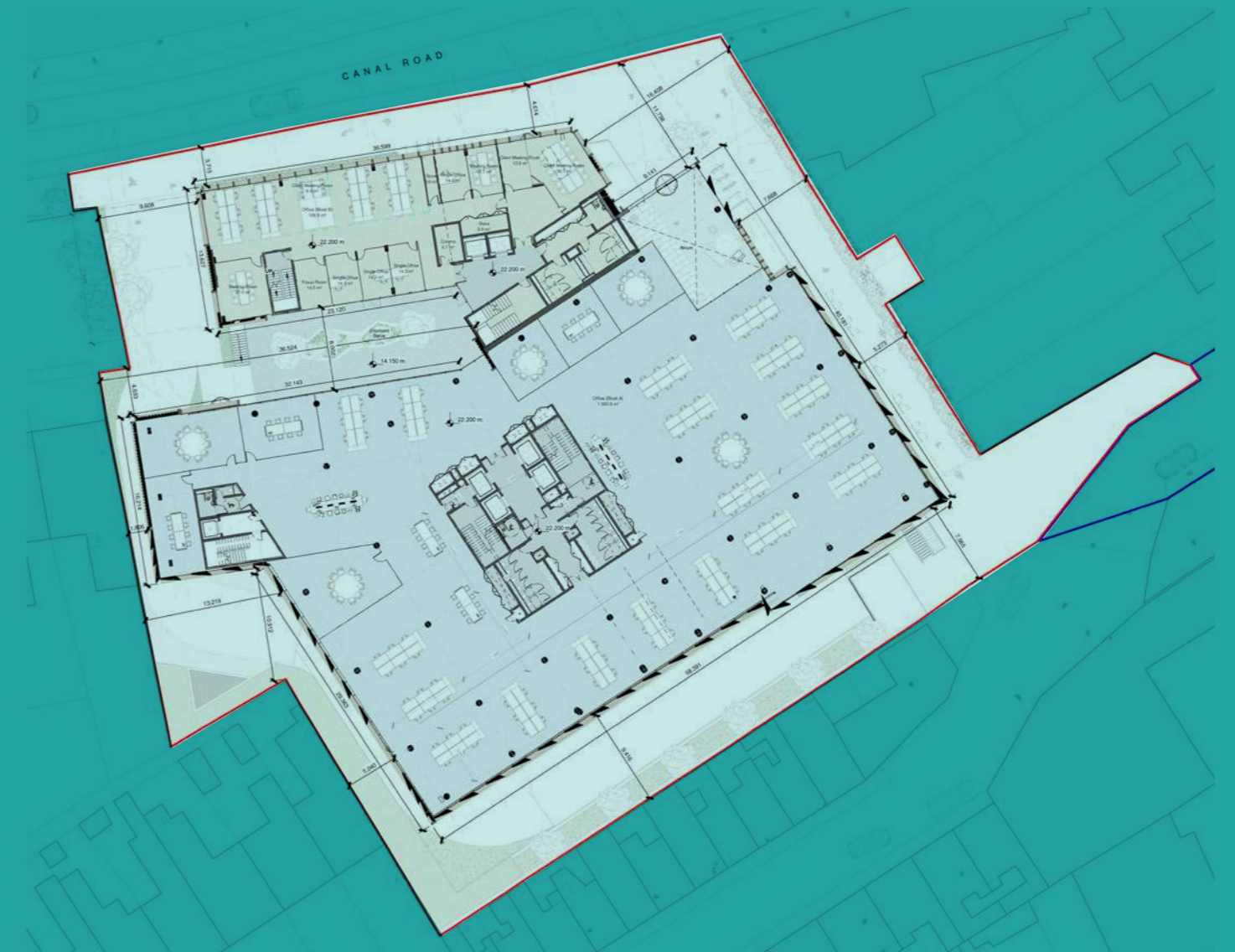
# FLOOR PLANS OF GRANTED DEVELOPMENT



Ground Floor:



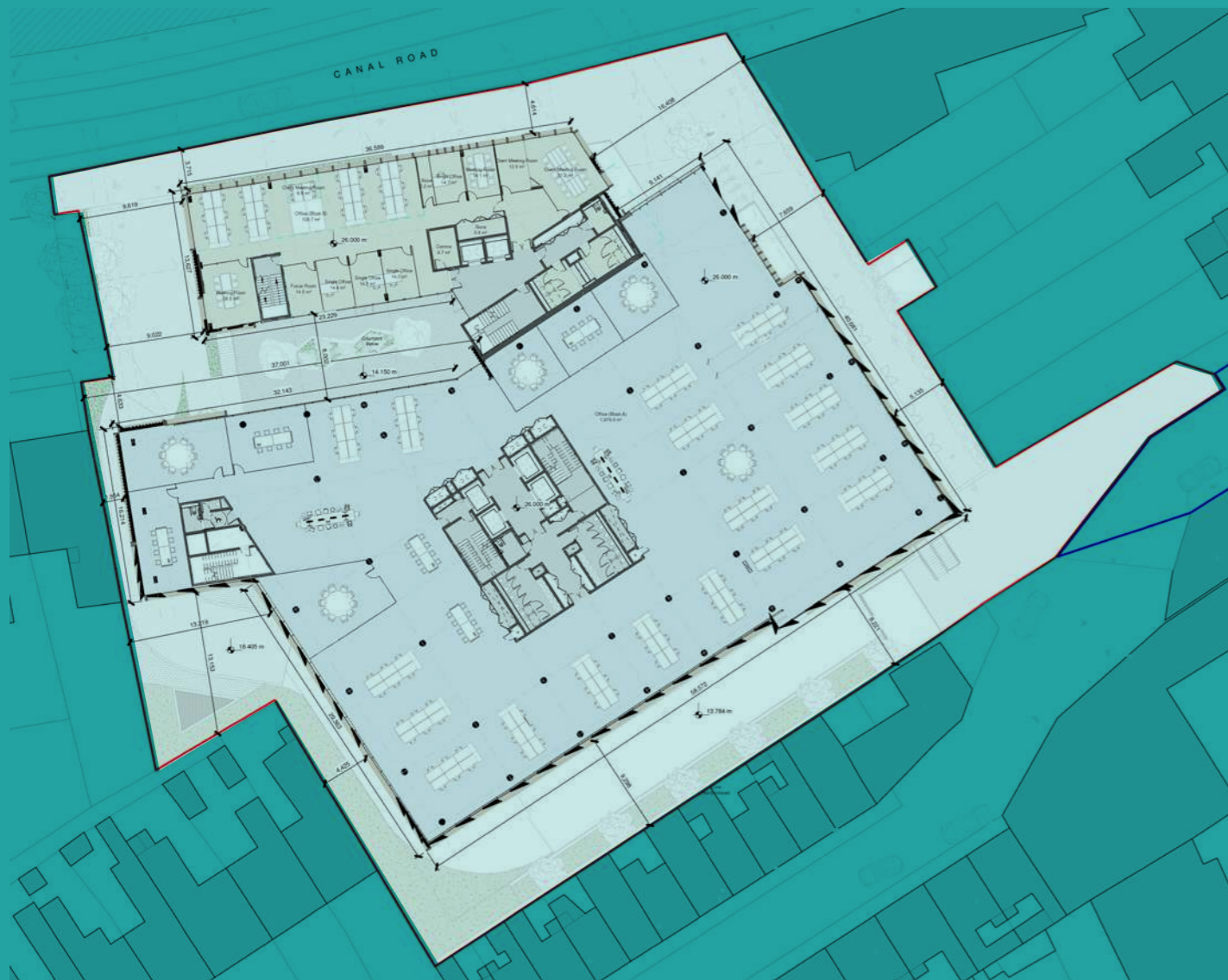
First Floor:



# FLOOR PLANS OF GRANTED DEVELOPMENT



Second Floor:



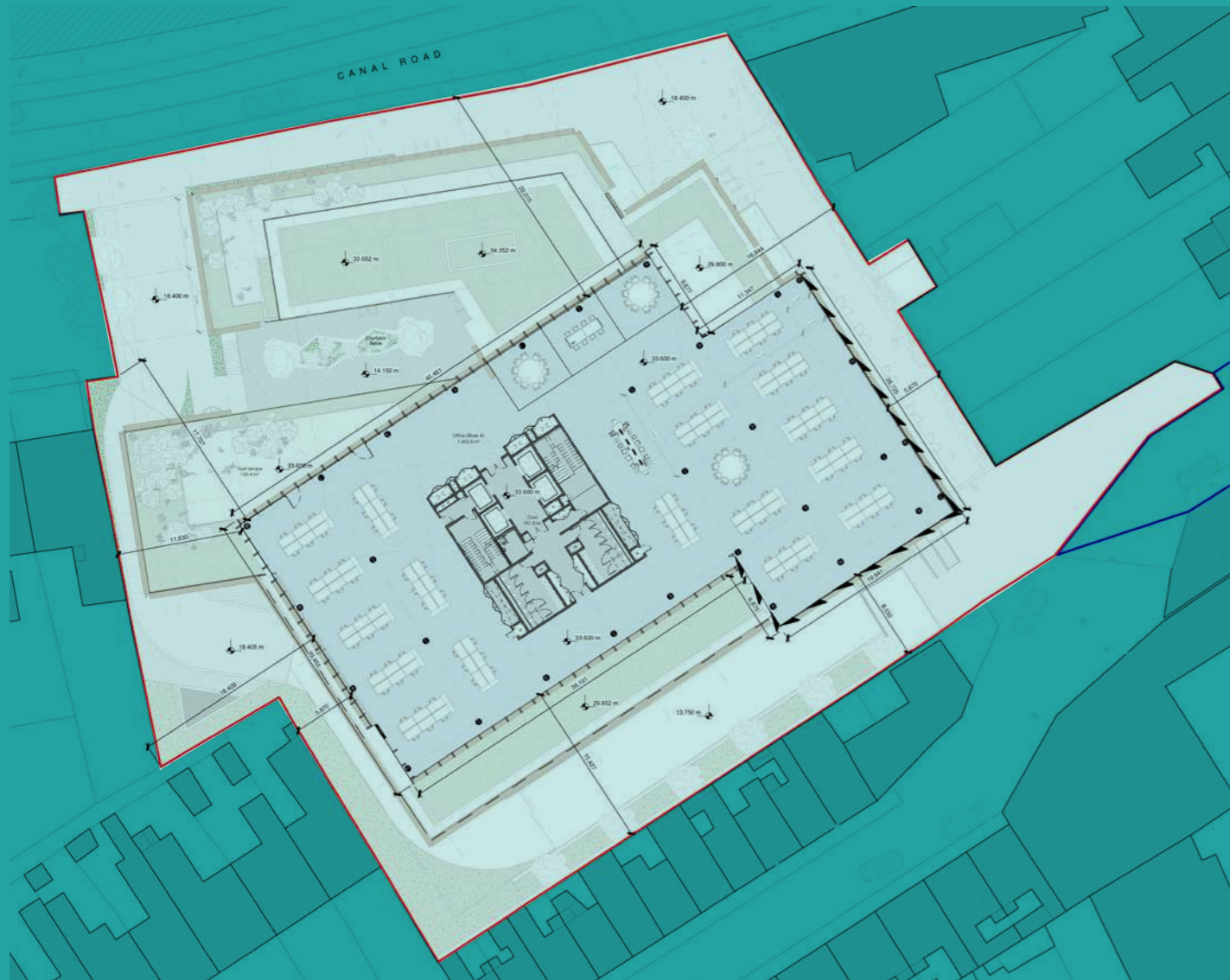
Third Floor:



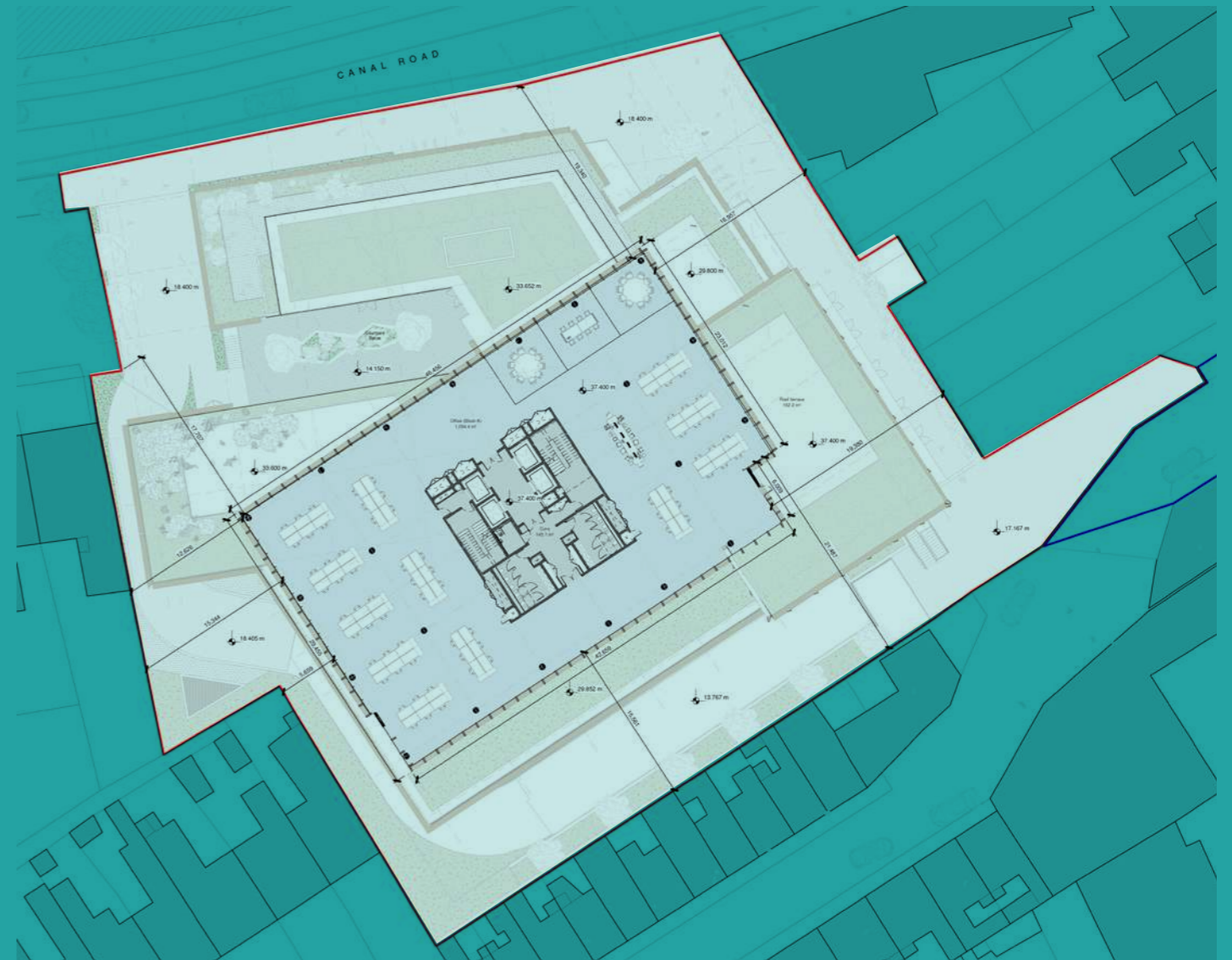
# FLOOR PLANS OF GRANTED DEVELOPMENT



Fourth Floor:



Fifth Floor:





# FURTHER INFORMATION

## Data Room:

For access to the data room, please contact the Selling Agents

## Method of Sale:

The subject site is being offered for sale by Private Treaty

## Title:

Please refer to Title Summary

## Services:

Interested parties are advised to satisfy themselves on the availability and adequacy of all services

## BER:



# JOINT AGENTS



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