

TO LET

Retail Opportunity.

Ropemaker Place, Grand Canal Dock, Dublin 2.



Property Highlights

- Two ground floor retail units fronting onto Hanover St with 56 residential units overhead.
- Prime location in Dublin's Docklands.
- Unit 1 Ground floor extending to approximately 63.2 sq. m / 680 sq. ft.
- Unit 2 Ground floor extending to approximately 107 sq. m / 1,160 sq. ft.

Property Description

Ropemaker Place is situated in Dublin's Grand Canal Dock also known as Ireland's Silicon Docks. The development comprises a brand-new state of the art residential development (56 apartments) with two retail units at street level. The retail units are laid out over ground floor only with direct access off Hanover Street East. The fully glazed shop fronts provide for superb natural light and visibility / profile.

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Location

The retail opportunities occupy a prime position in Dublin's Docklands (south) – the tech and finance district.

The area is active morning through night with a range of occupiers including hotels (tourists), residents, and office workers. There are a range of entertainment venues located here including the Bord Gais Energy Theatre and the Three Arena, as well as trendy cafés, restaurants, bars, gyms, shops.

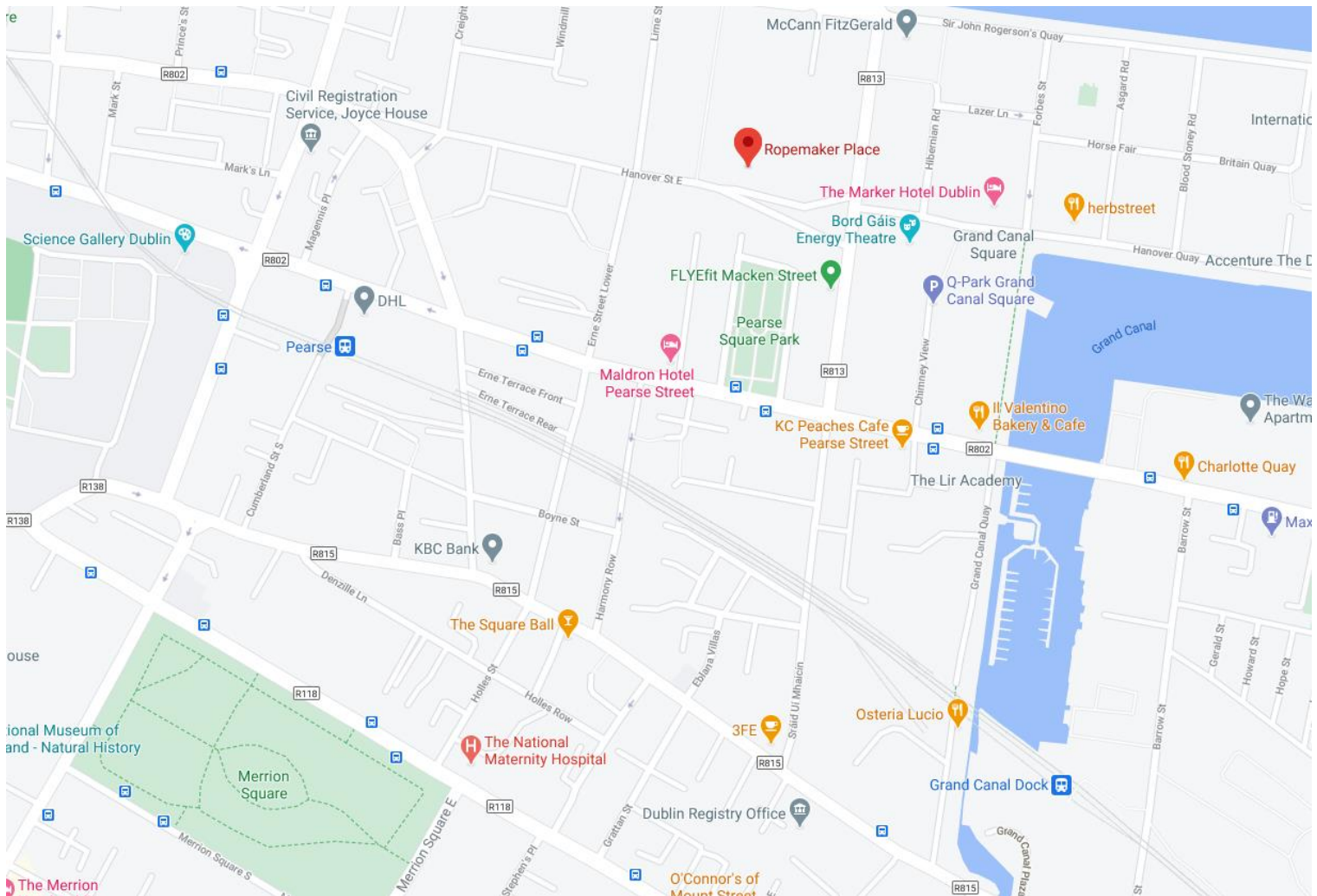
Ropemaker Place also benefits from proximity to public transport links. The DART, Dublin Bus and Dublin Bikes are all within a short distance.

Schedule of Accommodation

Floor	Sq M	Sq Ft
Unit 1	63.2	680
Unit 2	107	1,160

Term

The subject property is available on leasehold terms.



Quoting Rent

Unit 1 €30,000 p.a.
Unit 2 €60,000 p.a.

BER: **BER G**
BER No: 800747222

Service Charge & Rates

The 2020 service charge for the subject unit is to TBC.
Commercial rates are yet to be determined.