**FOR SALE****4 SHAWS LANE, DUBLIN 4, D04 PX44****Property Location**

Shaws Lane is situated just off Bath Avenue, which forms part of the junction between Haddington Road, Grand Canal Street and Shelbourne Road.

The property is located in one of Dublin's most sought-after and prestigious neighbourhoods - Dublin 4. Nearby in Grand Canal and Docklands is Ireland's premier digital hub with Google, Facebook and Airbnb among the major international firms based there.

This property is surrounded by an abundance of amenities all within a short walk. There are numerous very popular restaurants, cafes, bars, and shops in the locality. In addition, the Aviva stadium is just 500 meters away, with Lansdowne Tennis Club and ESB SportsCo also in the vicinity.

Public transport is easily accessed with Grand Canal Dock and Lansdowne Road DART stations nearby, as well as many convenient Dublin Bus routes. Donnybrook, Ranelagh, St. Stephens Green and Sandymount are all within walking distance.

Property Description

Cushman & Wakefield and Turley Property Advisors are pleased to present 4 Shaws Lane, Bath Avenue, Dublin 4 to the market for sale by Private Treaty.

The vendor purchased and comprehensively refurbished the building in 2005/2006, the property provides approximately 5,400 sq ft (c. 500 sq m) of high-quality commercial accommodation across two floors, together with six car parking spaces. This distinctive, premium building represents an exceptional opportunity for businesses seeking a modern, well-positioned base in Dublin 4.

Contact

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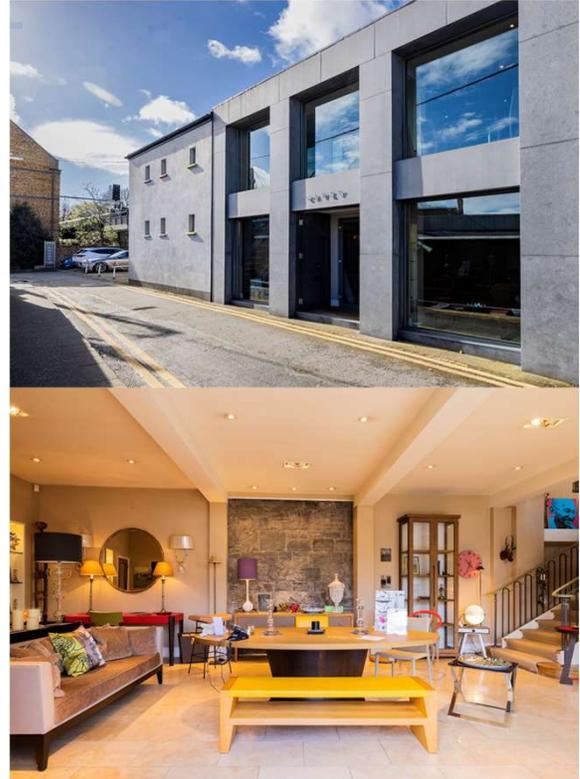
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The property has most recently been occupied as a furniture and fabric showroom with an associated interior design studio. The building's interior has been configured to maximise natural light and spatial efficiency. High-quality finishes and contemporary design features are evident throughout, contributing to a professional and impressive client-facing environment.

The ground floor comprises a generous reception area, an expansive showroom benefitting from extensive natural light, a loading bay/storage area suitable for deliveries, and a WC. The first floor, accessed via three staircases including a central feature staircase, contains a large open-plan display area, three office spaces suitable for collaborative working, a kitchen, and two WCs.

The design and layout of the property provide considerable flexibility and can be adapted to accommodate a wide range of uses, including retail, showroom, office, fitness, hospitality, or residential use, subject to planning permission.

The site is zoned Z1: To protect, provide and improve residential amenities. This sale represents a strong owner-occupier or investment opportunity in a prime Dublin 4 location close to the city's established technology and commercial hub.



Guide Price

Seeking offers in excess of €1,950,000

Method of Sale

For sale by private treaty

Commercial Rates

2026 - Approx. €1.45 per sq ft.

Title

Freehold.

Viewing

By appointment only.



PSRA: 002222

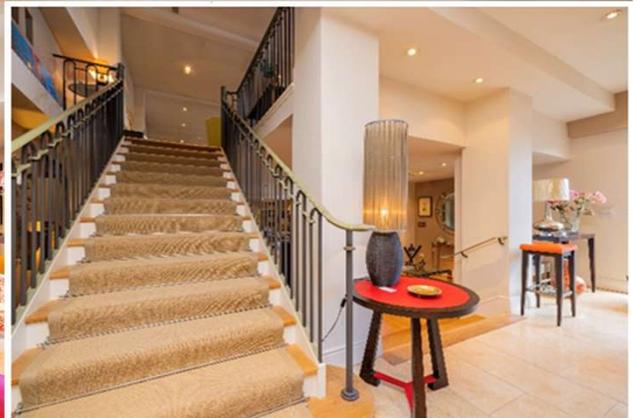
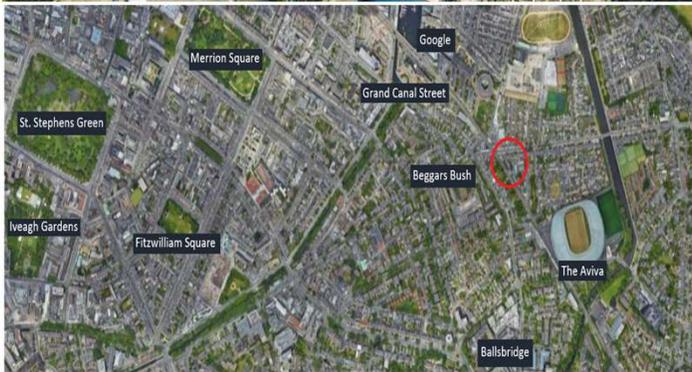
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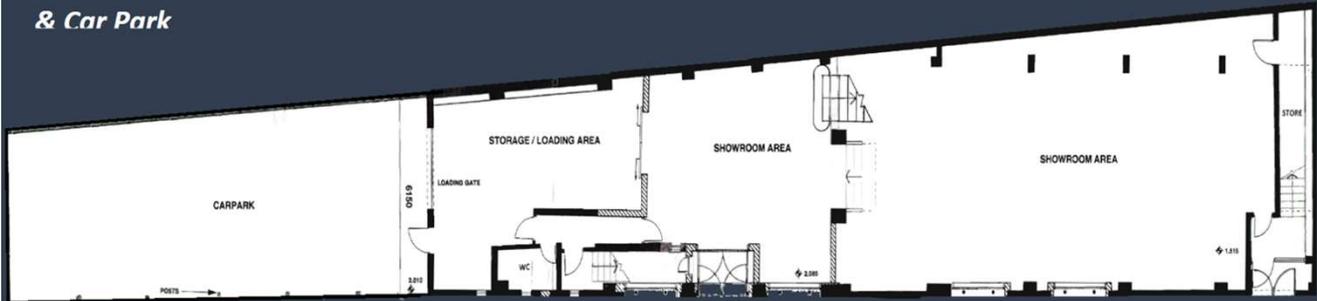


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**Ground Floor
& Car Park**



1st Floor

