

To Let

Prime Retail / Cafe Opportunity

One Lime Street, Grand Canal Dock, Dublin 2



Property Highlights

- Prime retail/ café (SPP) opportunity, situated in One Lime Street, a highly anticipated new residential development.
- Benefits from prominent location within Dublin Docklands, occupying a corner position with extensive frontage onto Hanover Street East.
- Ground floor unit extending to 2,400 sq. ft (223 sq. m).
- The scheme comprises of 216 apartments, meeting rooms, concierge, gym and ground floor retail unit.
- Boasts close proximity to Board Gais Energy Theatre, Three Arena and Dublin City Library and Archive.

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BER EXEMPT



Description

One Lime Street is a highly anticipated new development situated within the heart of the Silicon Docks. The development comprises of a state of the art residential development with 216 apartments, designed around a bright and central communal courtyard.

The ground floor retail unit benefits from its prominent location, occupying a corner position with extensive frontage onto Hanover Street East. This modern unit benefits from a fully glazed shop front, providing excellent natural light and visibility, making it suitable for a range of uses, particularly retail or café use. Notable nearby occupiers include Carved, The Art of Coffee and Eurospar.

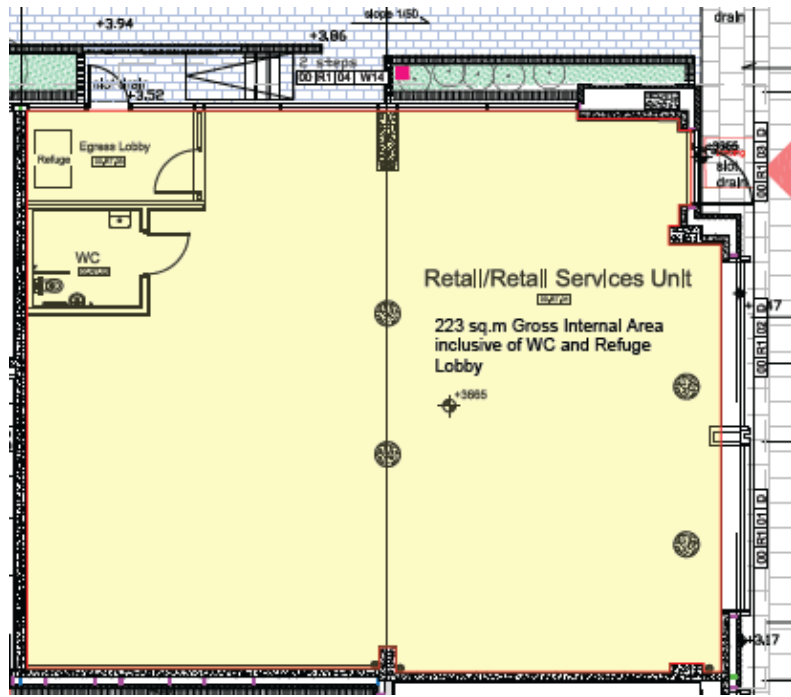
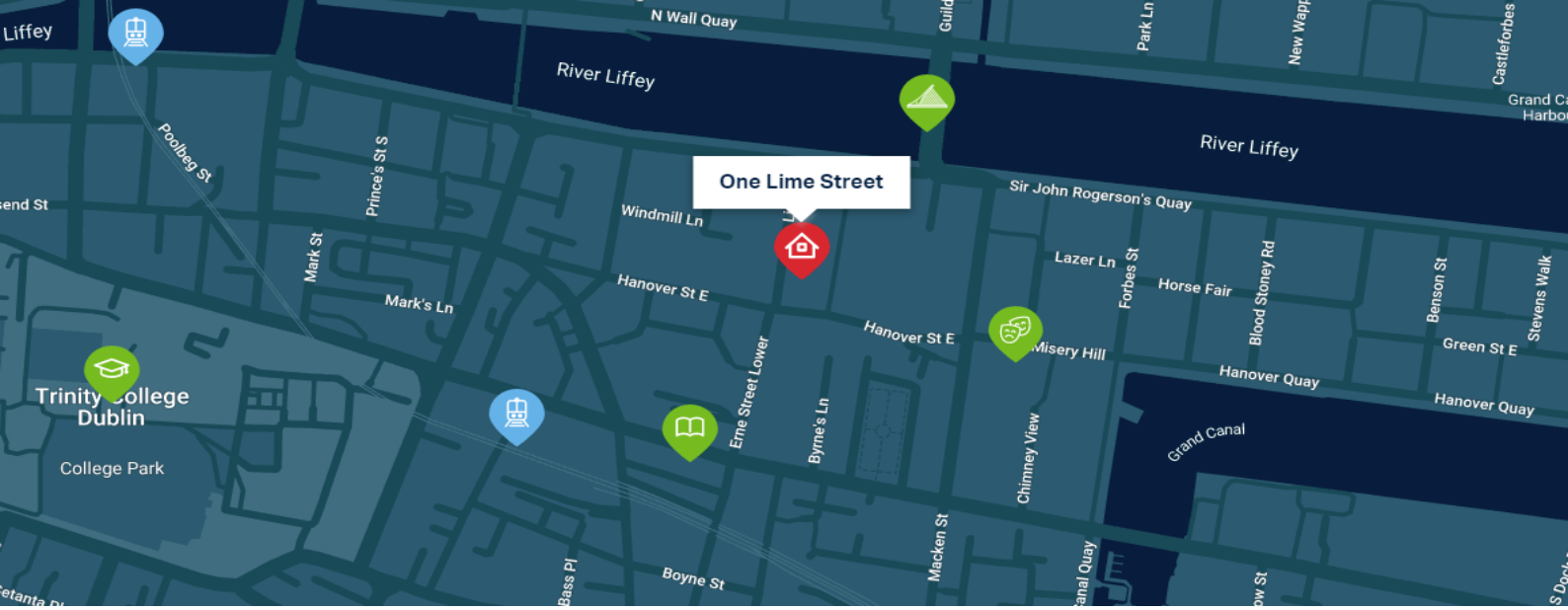
Location

One Lime Street forms part of an exciting new development, comprising a mix of impressive commercial buildings, including The Shipping Office, Ropemaker Place and Sorting Office. Nearby tenants include Tik Tok, Facebook, LinkedIn and William Fry

The subject unit benefits from its convenient location and is well serviced by multiple transport links. Pearse Street and Grand Canal Dart Stations are only a 10 minute walk, in addition to a nearby bus stop serving routes to Dublin City Centre.

This unit is situated in a bustling area as it is home to an excellent range of local restaurants, cafes, bars and boutique shops. Furthermore, there are a range of entertainment venues located within walking distance to the unit, which include the Board Gais Energy Theatre, Three Arena and Dublin City Library and Archive.





Quoting Rent

Please contact Cushman & Wakefield for quoting details.

Term

The subject unit is available on a new lease.

Schedule of Accommodation & Tenancy

UNIT	SQ. FT	SQ. M
1	2,400	223

Any intended occupier will need to satisfy themselves as to the exact area of the subject property

BER

Exempt

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Service Charge & Rates

Service charge and commercial rates for this unit are TBC.

A full copy of our general brochure conditions can be viewed on our website [here](#), or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222

