



TO LET

- 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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Description

One Lime Street recently developed in the heart of Dublin's Silicon Docks, comprising a state-of-the-art residential scheme with 216 apartments centered around a bright communal courtyard. The ground-floor retail unit occupies a prominent corner position with extensive frontage onto Hanover Street East, featuring a fully glazed shopfront that offers excellent natural light and visibility-ideal for retail or café use. Surrounded by major occupiers including TikTok, Facebook, LinkedIn, and William Fry, as well as local favourites such as Carved, The Art of Coffee, and Eurospar, the unit benefits from a vibrant setting. The area is well served by public transport, with Pearse Street and Grand Canal DART stations just a 10-minute walk away, and close proximity to restaurants, cafés, bars, shops, and entertainment venues including the Bord Gáis Energy Theatre and 3Arena.



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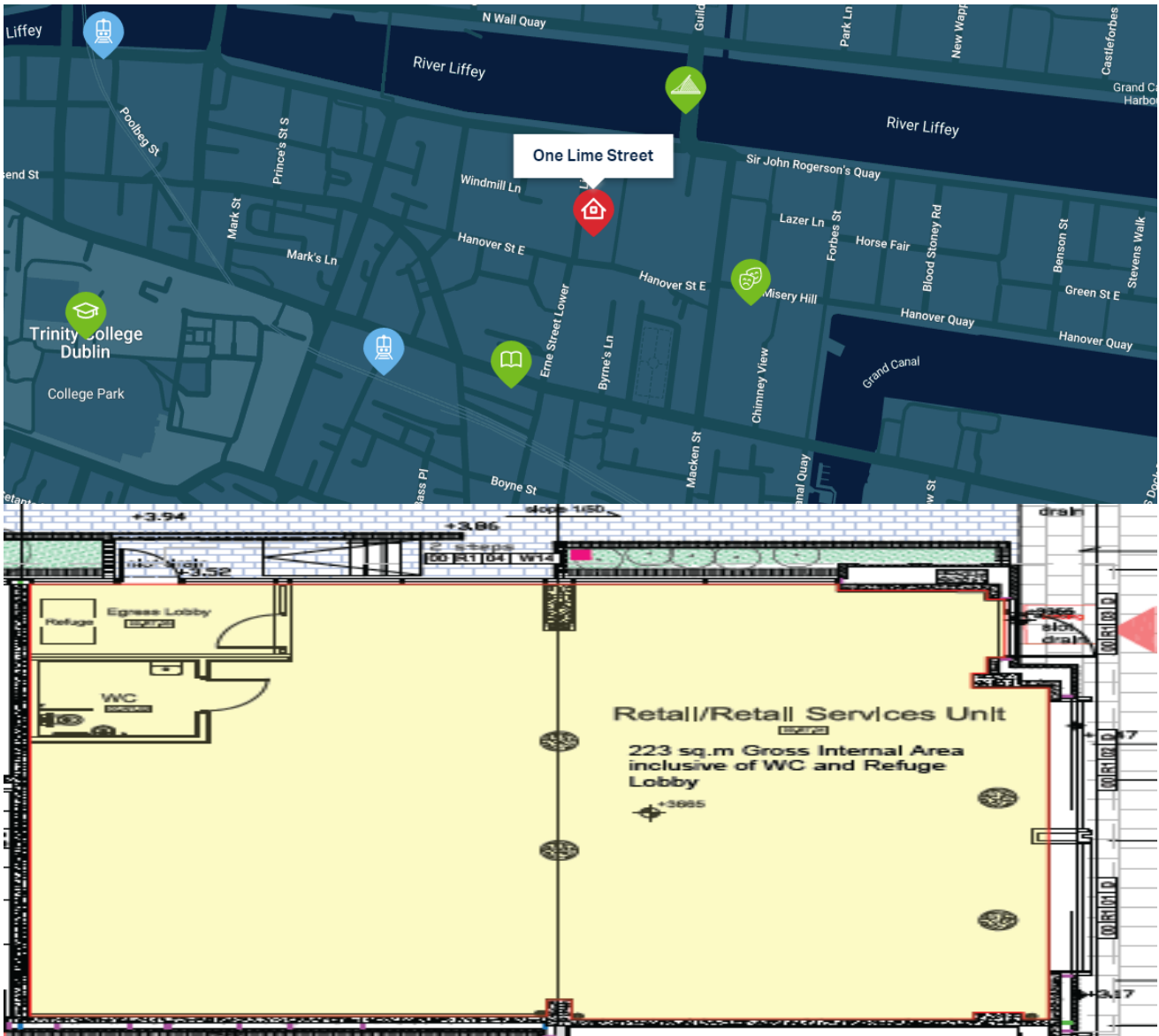
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Service Charge

The service charge is approx. €1.12 per sq ft.

Amenity Charge

The amenity charge is approx. €1.00 per sq ft.

Commercial Rate

The commercial rate is TBC.

Schedule of Accommodation

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

Quoting Rent

The quoting rent is available on enquiry.

BER: Exempt

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