

FOR SALE *by* PRIVATE TREATY

VERY HIGH-PROFILE CORNER DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR A UNIQUE GATEWAY BUILDING.

BUILDING WILL COMPRISE APPROX. 216.6 SQM (2,331 SQFT).

LOCATED IN THE SILICON DOCKS - SOB9 AREA.

- Located close to the Grand Canal Theatre, Tiktok, FLYEfit Gym, Clayton Hotel, National Conference Centre, Google, the Marker Hotel, and many more notable buildings and businesses
- An emblematic building design by award-winning architects HKR
- Bright and spacious grade-A, live-work space with rooftop terrace and external louvres
- Net-zero building
- This building will have a ground floor showroom with floor-to-ceiling height display windows
- Within a short walking distance of Grand Canal Dock train station and Spencer Dock LUAS
- Less than 1 km from Merrion Square and Trinity College
- Price on application



Not to scale. For identification purposes only.



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