

13 ORMOND QUAY LOWER

Dublin 1

FOR SALE



13 ORMOND QUAY LOWER

COMMERCIAL INVESTMENT

Situated in the heart of Dublin, on the bustling Ormond Quay, this charming five-storey terraced building has been used as a commercial office space. With its generous layout and stunning river views, it presents excellent potential for conversion into residential units or other uses, subject to the necessary planning permissions. The property spans approximately 282 sq. m. / 3,034 sq. ft. across five floors. Currently divided into ten office units, the building offers spacious, well-lit rooms throughout, with a flexible layout ideal for modern use or redevelopment. The entrance hall, where natural light pours through an elegant arched window, sets the tone for the entire property. Each floor follows a consistent layout, featuring two generously sized rooms at the front, with spectacular Liffey-facing views, ensuring ample natural light. The back rooms mirror this layout, providing further versatility for any office configuration. The property features three separate WCs, across three upper floors, designed to suit its current accommodation. The basement, includes three rooms and a storage closet, providing additional functional space. With its prime location, and spacious layout, 13 Ormond Quay offers significant potential for redevelopment. Whether you are an investor looking for a promising opportunity or a developer ready to transform this historic building, the possibilities here are endless.



LOCATION • FEATURES

Living on Ormond Quay in Dublin 1 offers an unparalleled urban lifestyle in one of the city's most vibrant neighbourhoods. This area is a food lover's paradise, with popular dining spots to include cafés and renowned restaurants like D'ollier Street Restaurant and Chapter One just a stroll away.

The Aviva Stadium and RDS Arena are within easy reach, hosting major sporting events and concerts, while the IFSC Centre is close for those working in finance. Outdoor activities abound with Herbert Park and the coastline a short distance away.

Public transport is excellent, with the DART and Dublin Bus routes nearby, and the LUAS line not far off, providing easy access across the city. The M50 motorway is also close, offering a direct route to Dublin Airport and various destinations across the country.

LOCATION MAP

Click below to view the location map for 109A Baggot Street Lower.



SIZE

282 sq. m / 3,034 sq. ft. Approx.

BER

BER: EXEMPT

FEATURES

- Investment Opportunity
- Prime city centre location
- Development potential subject to PP
- Basement with Additional Space
- Good natural light

VIEWING

By appointment with Knight Frank.

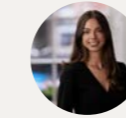
CONTACT



Peter Kenny

Director of Prime Residential
MSCSI / MRICS

E: peter.kenny@ie.knightfrank.com



Emma Lyons

Sales Assistant

E: emma.lyons@ie.knightfrank.com

THINKING OF SELLING?

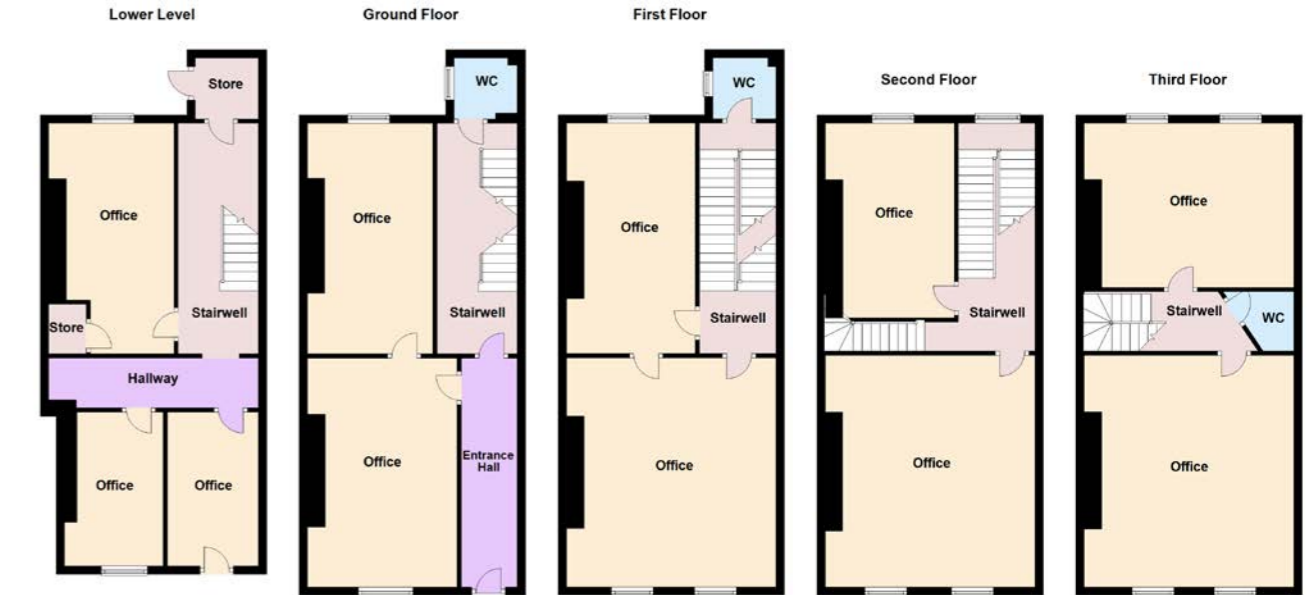
If you are considering a sale and would like a free residential valuation to find out how much your home could be worth, please [click here](#) to get in touch with our team of experts.

KnightFrank.ie

T: +353 1 634 2466

E: residential@ie.knightfrank.com

FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.

CONDITIONS TO BE NOTED

These particulars are issued by HT Meagher O'Reilly New Homes Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly New Homes Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly New Homes Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly New Homes Limited. Company Reg. No. 428289. PSR Reg. No. 001880.



20-21 Upper Pembroke Street,
Dublin 2

Tel: +353 1 634 2466

KnightFrank.ie

Follow us on:

