

TO LET



## RETAIL OPPORTUNITY

UNIT C, BLOCK R, SPENCER DOCK,  
MAYOR STREET, DUBLIN 1

**Lisney**  
COMMERCIAL REAL ESTATE



Last remaining retail unit available to let.



Ground floor unit of approx. 230 sqm with benefit of dual profile onto Mayor Street Upper and Park Lane in heart of Spencer Dock.



Neighbouring retail offerings include the newly opened Tesco Express and Boca Café.

## LOCATION & CONNECTIVITY

Located north of the River Liffey, Unit C occupies a corner location on Mayor Street Upper at its junction with Park Lane in the heart of Spencer Dock. The area is a vibrant commercial hub with predominantly office occupiers and residential apartment blocks. A host of well-known national and international office occupiers in the immediate area include NTMA, Microsoft, PWC, Credit Suisse, WeWork, Metzler, A&L Goodbody Solicitors in addition to Salesforce's new eight storey 430,000 sqft office campus. Amenities nearby include The Convention Centre, The National College of Ireland and The Samuel, The Spencer and Gibson hotels with The Point Square and the 3Arena within walking distance. The area benefits from good volumes of passing footfall which is further boosted by the newly opened Tesco Express in the block.

The area is highly accessible with excellent transport links:

- Luas Red Line available directly adjacent at Spencer Dock Luas Stop.
- Train/Dart – at Connolly (11 minutes walk) and Docklands (5 minutes walk) train stations.
- Numerous Dublin bus routes in close proximity.
- Port Tunnel approximately 20 minutes by car.
- Dublin Bikes approximately 2 minutes walk at North Wall Quay.





Within close proximity of the Convention Centre, Point Square, 3 Arena and The National College of Ireland.



Situated adjacent the Spencer Dock LUAS station.



Suitable for a variety of uses (subject to planning permission)

## OPPORTUNITY

This ground floor retail unit forms part of a large, modern, mixed-use office and retail development with frontage onto Mayor Street Upper and overlooking the Royal Canal in the heart of Spencer Dock. Comprising approx 230 sqm, the unit is in shell condition, with shop front in place, ready for a tenant's fit-out.

The property is located in the North Lotts & Grand Canal Dock SDZ (Strategic Development Zone) Planning Scheme.

## LEASE

Available on flexible lease terms.

## OCCUPIER CHARGES

An incoming tenant will be obliged to contribute/pay the following:

- Service charge
- Convention Centre Levy Contribution
- Spencer Dock Estate Charge





## RENT

On application.

## BER INFORMATION

BER: 

## FURTHER INFORMATION AND VIEWING

Viewings by appointment only.

For further information please contact Lisney Retail Team.

**Jennifer Prunty** T: +353 01 638 2700 E: [jprunty@lisney.com](mailto:jprunty@lisney.com)

**Emma Coffey** T: +353 01 638 2700 E: [ecoffey@lisney.com](mailto:ecoffey@lisney.com)



Lisney, St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
t: +353 1 638 2700  
e: [dublin@lisney.com](mailto:dublin@lisney.com)

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.