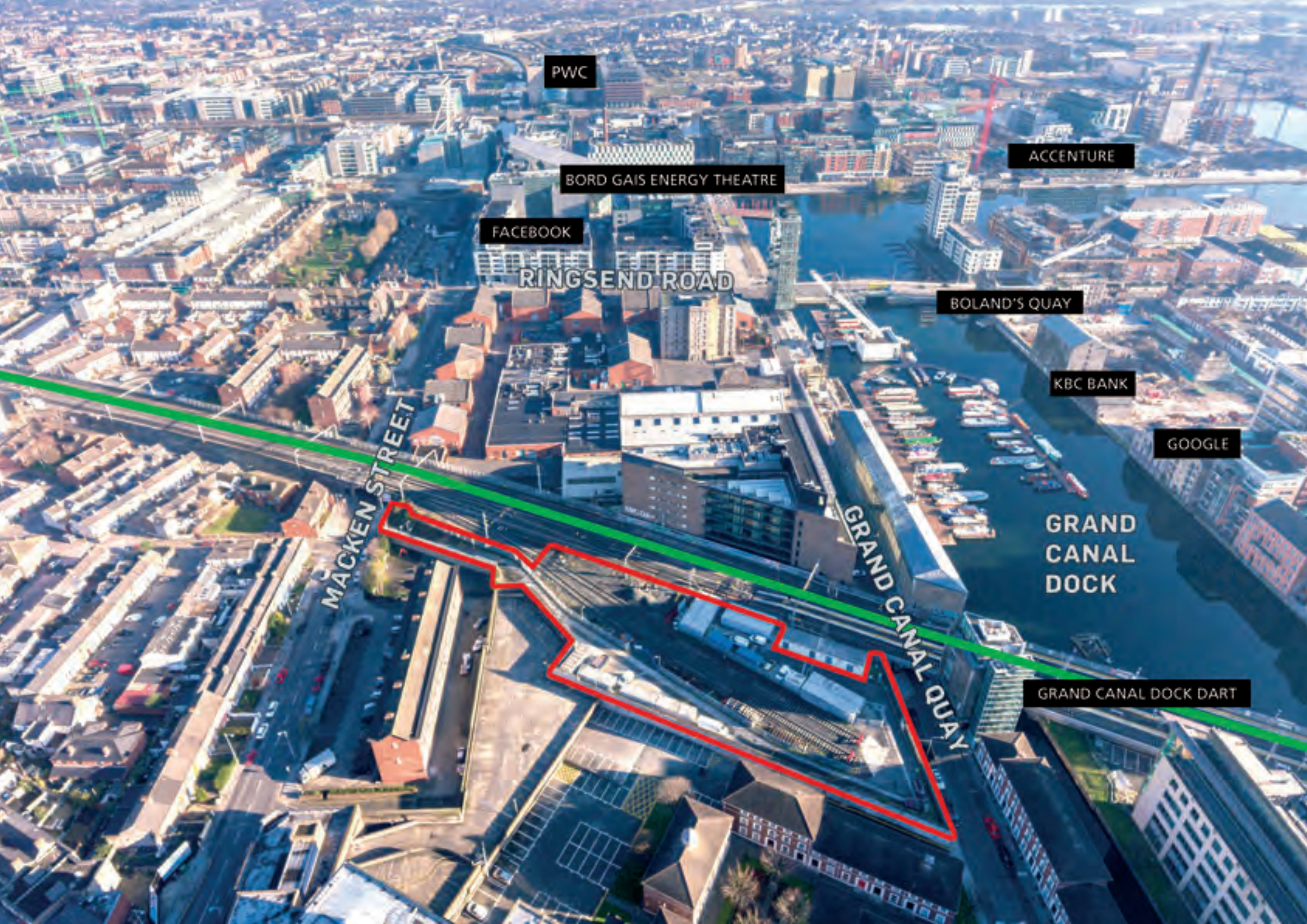




SOUTH DOCKLANDS, DUBLIN 2, IRELAND

TENDER | Premium Rental Bids by 12 noon Thursday 12th October 2017



PWC

BORD GAIS ENERGY THEATRE

FACEBOOK

RINGSEND ROAD

MACKEN STREET

GRAND CANAL QUAY

ACCENTURE

BOLAND'S QUAY

KBC BANK

GOOGLE

GRAND
CANAL
DOCK

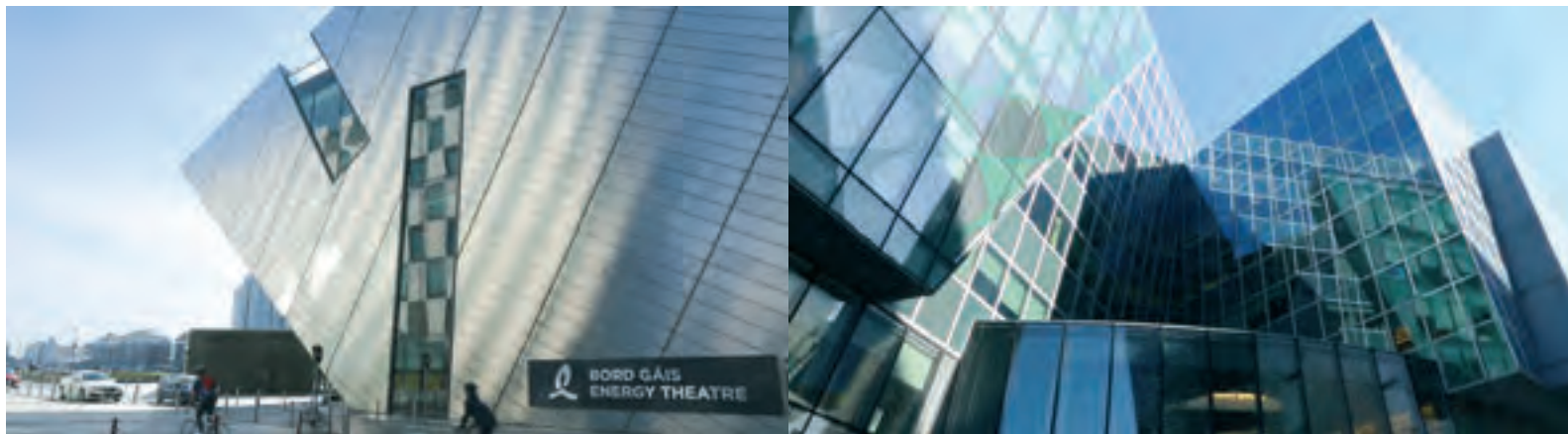
GRAND CANAL DOCK DART

Boston Sidings

Set in the heart of Dublin's thriving docklands beside Grand Canal Dock, this exciting development opportunity, close to a wealth of amenities in the South Docks neighbourhood, is uniquely positioned to offer a totally new experience in the city.

The upper floors will offer spectacular views across the city to the Dublin Mountains and eastwards across Dublin Bay.

Boston Sidings is part of the twenty year story of urban renewal and regeneration in the docklands and many International and Irish businesses have chosen to base their companies here in recent years.



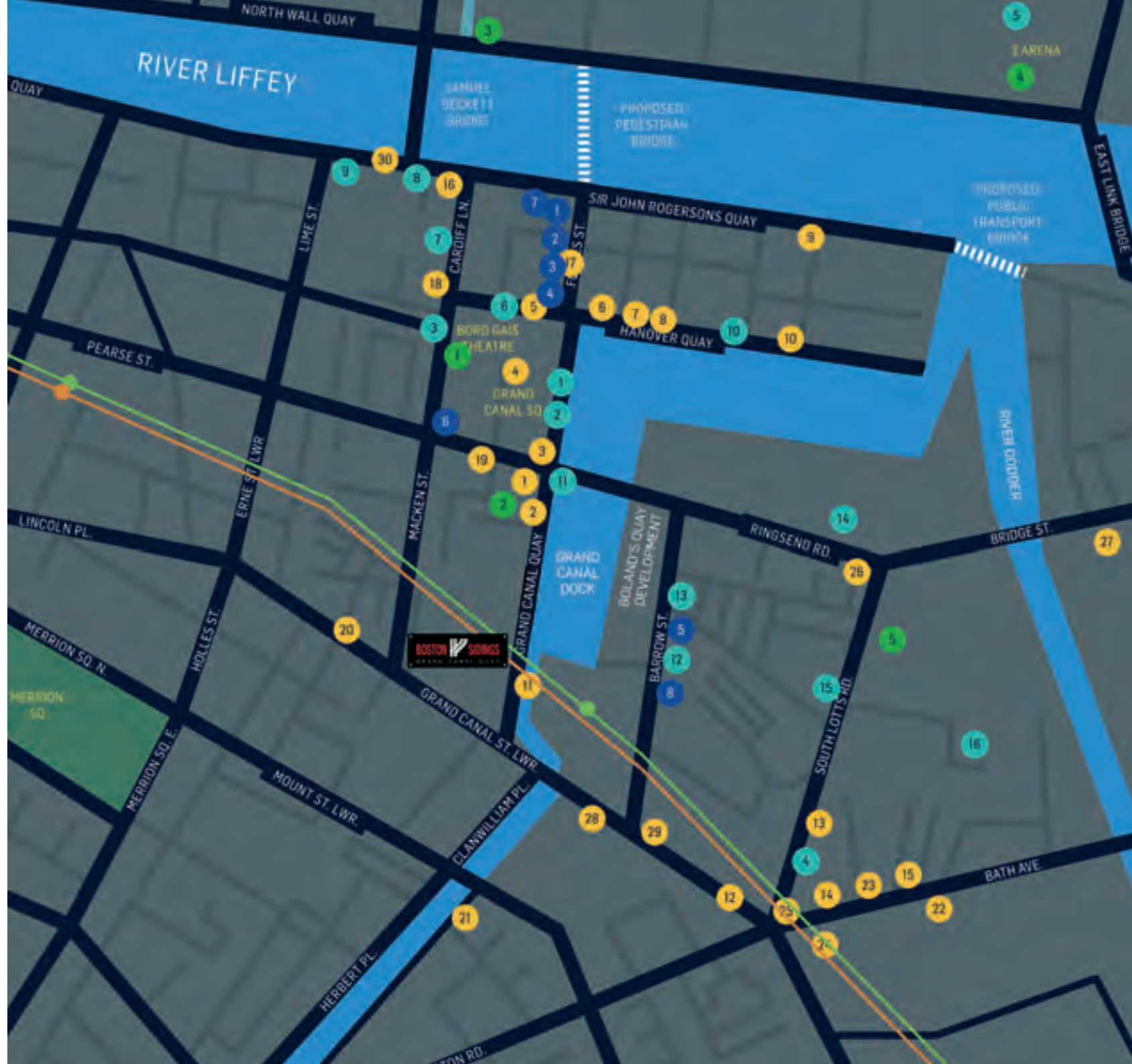
History

The site of the Boston Sidings was acquired by the Dublin Wicklow & Wexford Railway Company in 1877 and has been used for stabling train carriages and locomotives and as the site for railway workshops since this date. It is thought that the name Boston stems from the old Boston Lime Works located at the site prior to the acquisition by the railway company.





- FOOD & DRINK**
- 1 THE ART OF COFFEE
 - 2 OUTDOOR FOOD MARKET
 - 3 IL VALENTINO ARTISAN BAKERY
 - 4 CAFE BARI
 - 5 MARKER HOTEL
 - 6 MID GASTRO BAR
 - 7 HERB STREET BRASSERIE
 - 8 MILANO ITALIAN RESTAURANT
 - 9 CAFE SORA
 - 10 PAUSE CAFE BISTRO
 - 11 OSTERIA LUCIO RESTAURANT
 - 12 PAULIE'S PIZZA
 - 13 FOODGAM EATERY
 - 14 JUNIOR'S RESTAURANT
 - 15 THE GATH GASTRO PUB
 - 16 THE FERRYMAN PUB & HOTEL
 - 17 LILLY & COOKS CAFE
 - 18 STARBUCKS
 - 19 KC PEACHES
 - 20 3PE CAFE
 - 21 GRAND CANAL MARKET
 - 22 FARMER BROWNS
 - 23 THE OLD SPOT
 - 24 THE CHOP HOUSE
 - 25 SLATTERY'S PUB
 - 26 BASIL PIZZA
 - 27 THE GABSHAN
 - 28 GRAND CANAL HOTEL & GARDENS BAR
 - 29 OLIVE GREEN ESPRESSO BAR
 - 30 MUNCHIE'S CAFE
- LANDING & HOTELS**
- 1 FRESH SUPERMARKET
 - 2 DONNYBROOK FARM FOODSTORE
 - 3 FLINT DRY
 - 4 LOTT'S & CO FOOD DELI
 - 5 THE GIBSON HOTEL
 - 6 THE MARKER HOTEL
 - 7 THE MALDON HOTEL
 - 8 THE FERRYMAN PUB & HOTEL
 - 9 PERPETUA CROSS FIT GYM
 - 10 SPAR SUPERMARKET
 - 11 GRAND BARBERS
 - 12 EUROSPAR & POST OFFICE
 - 13 FLAVOURS FOOD STORE
 - 14 INU YOGA STUDIO
 - 15 CONVENIENCE STORE
 - 16 SPORTSCO
- OTHER AMENITIES**
- 1 HANOVER QUAY PHARMACY
 - 2 KBC BANK
 - 3 SMILES DENTAL CLINIC
 - 4 BANK OF IRELAND
 - 5 TOTS & CO. CRECHE
 - 6 GALLERY QUAY PHARMACY
 - 7 REDMOND HOLLOW DENTAL CARE
 - 8 HEADERS PHARMACY
- CLUBS & SPORTS**
- 1 BORD GALS ENERGY THEATRE
 - 2 THE LIR THEATRE SCHOOL
 - 3 CONVENTION CENTRE
 - 4 3 ARENA
 - 5 SHELBORNE PARK STADIUM
- TRANSPORT**
- DART**
- IRISH RAIL**



Description

Site area 0.35 hectares (0.87 acres) with frontage to Grand Canal Quay (42m) and with vehicular access from Macken Street. Situated in the heart of this thriving urban quarter in the South Docklands and in Dublin's premium office location beside Grand Canal Dock.

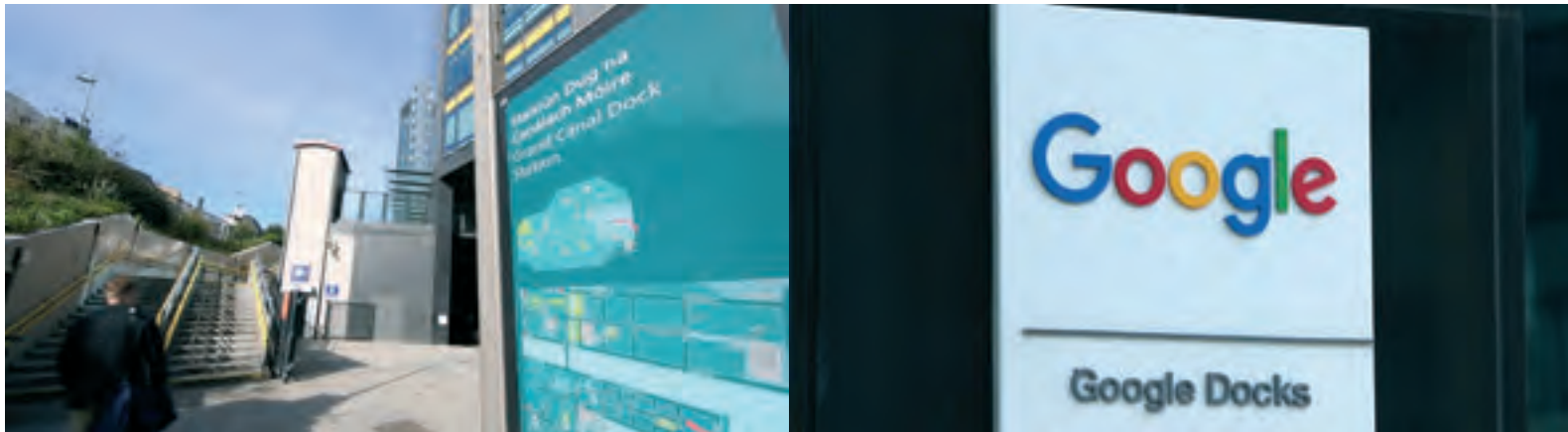


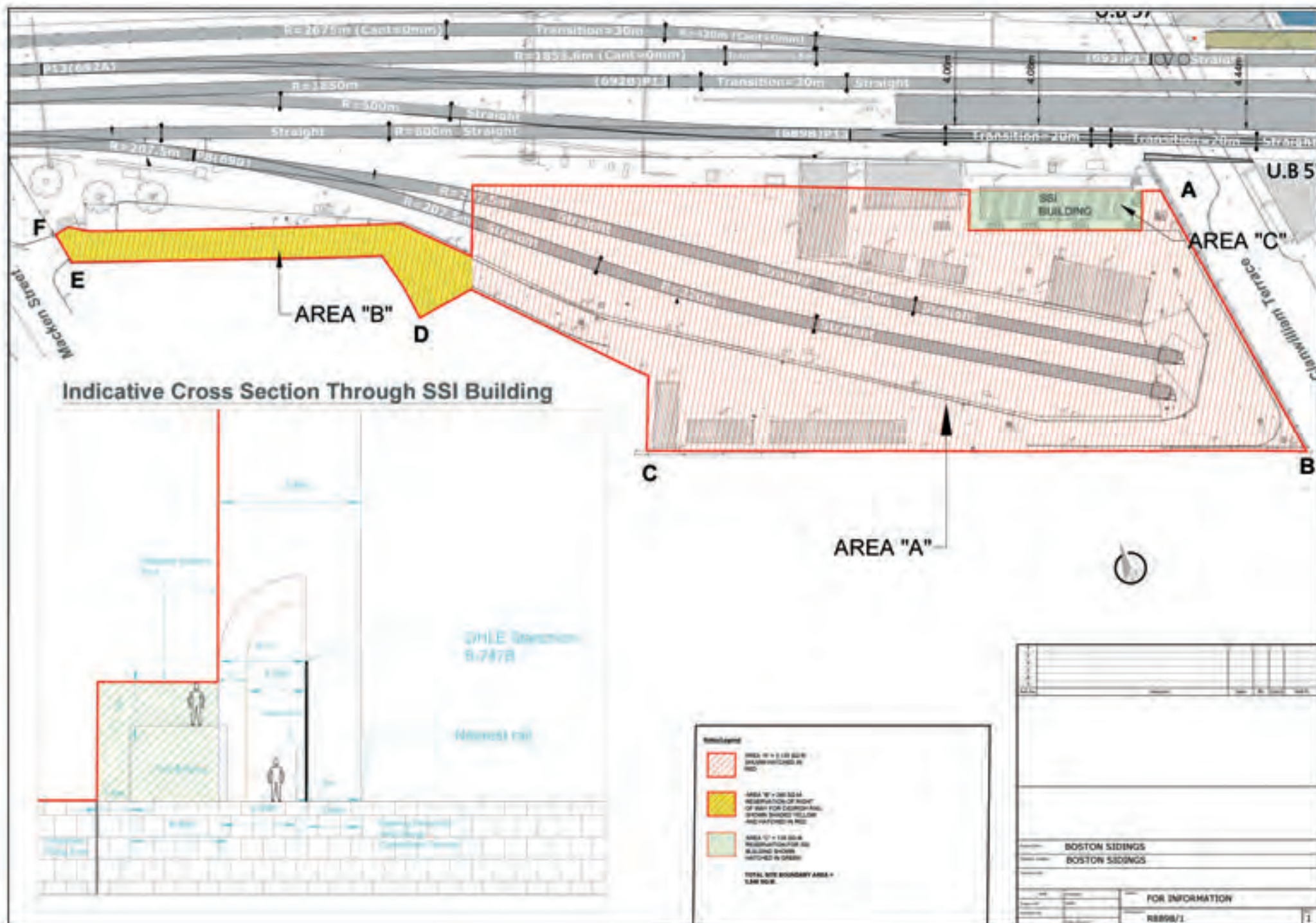
Location

Within walking distance of St. Stephen's Green, Grafton Street and the IFSC, beside Grand Canal Dock DART Station and 10 minutes' walk to the LUAS at Spencer Dock.

Vibrant setting for corporate occupiers providing extensive amenities including retail, restaurants, cafés, bars and apartments, a new public square, the Bord Gáis Energy Theatre and the Marker Hotel.

World-class area of Dublin, often referred to as the Silicon Docks, headquarters of international and national corporate occupiers including Facebook, Google, Accenture, Capita, O2, State Street, HSBC, Matheson, PWC, McCann Fitzgerald and Mason, Hayes & Curran.







Register

Register your interest with Lisney for access to the bidding documentation including a 5 year building licence (agreement for lease) and a 300 year ground lease (subject to a premium rent).



Contact Details

Contact Ross Shorten or JP Flynn, +353 (0)1 638 2700 or email: bostonsidings@lisney.com







Legal

This transaction is not deemed to be a public works contract or a public works concession contract as defined under Directive 2014/24/EU and as implemented in Ireland by the European Union (Award of Public Authority Contracts) Regulations 2016, nor is it deemed to be a concession contract as defined under Directive 2014/23/EU on the award of concession contracts as implemented in Ireland by the European Union (Award of Concession Contracts) Regulations 2017 nor is it deemed to be a contract governed by Directive 2014/25/EU as implemented in Ireland by the European Communities (Award of Contracts by Utility Undertakings) Regulations 2016 and is therefore not being run under any procurement procedure governed by any of these rules.

Lisney and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. 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.





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