

FOR SALE BY PRIVATE TREATY

NO. 2 CARDIFF LANE

DUBLIN 2



Exceptional Office Building for Sale
Delivered with Vacant Possession



ASSET SUMMARY



EXCELLENT LOT SIZE

Extending to approx. 7,420 sq. ft. (689.30 sq. m.) NIA with ground floor retail unit



CONVENIENT CONNECTIVITY

Luas, Dart / Rail, Dublin Bus, Dublin Bikes all nearby



PRIME LOCATION

Situated in the heart of Dublin 2



EXCELLENT BUILDING VISIBILITY

Close to Cardiff Lane's intersection with SJRQ



EXCEPTIONAL FINISHES

With high quality specification



RARE WATERFRONT VIEWS

Over the River Liffey and South Docks



PRACTICAL COMPLETION IN APRIL 2026

With Vacant Possession provided



LOCATION

Located in the centre of Dublin 2’s vibrant and rapidly expanding South Docks, 2 Cardiff Lane occupies a prominent location close to the intersection of Sir John Rogerson’s Quay and Cardiff Lane.

The building is particularly well connected, with two DART stops (Pearse Street & Grand Canal Dock) within walking distance, as well as Commuter Train Line, LUAS Red Line (Spencer Dock), Dublin Bus and Dublin Bikes station all within close proximity. Furthermore, Dublin Port and Dublin Airport (via Dublin Port Tunnel) are only 5 and 15 minute drive times, respectively.

The immediate area has undergone substantial redevelopment in recent years with the completion of The Sorting Office, The Shipping Office, One Lime Street and the Tropical Fruit Warehouse significantly enhancing the area. In addition, the adjoining Clayton Hotel is currently extending their existing hotel through a 10 storey, 117-bedroom extension.

The location is underpinned by the calibre of occupiers in the immediate area which include William Fry, McCann Fitzgerald, Beauchamps, Meta, TikTok, JP Morgan, State Street and Indeed. The bustling area also benefits from numerous café’s, restaurants, pubs, hotels and the Bord Gais Energy Theatre.

SPENCER DOCK LUAS	2 mins on foot
GRAND CANAL DOCK	5 mins on foot
PEARSE ST. DART STATION	10 mins on foot
DUBLIN BIKE STATION HANOVER QUAY	3 mins on foot

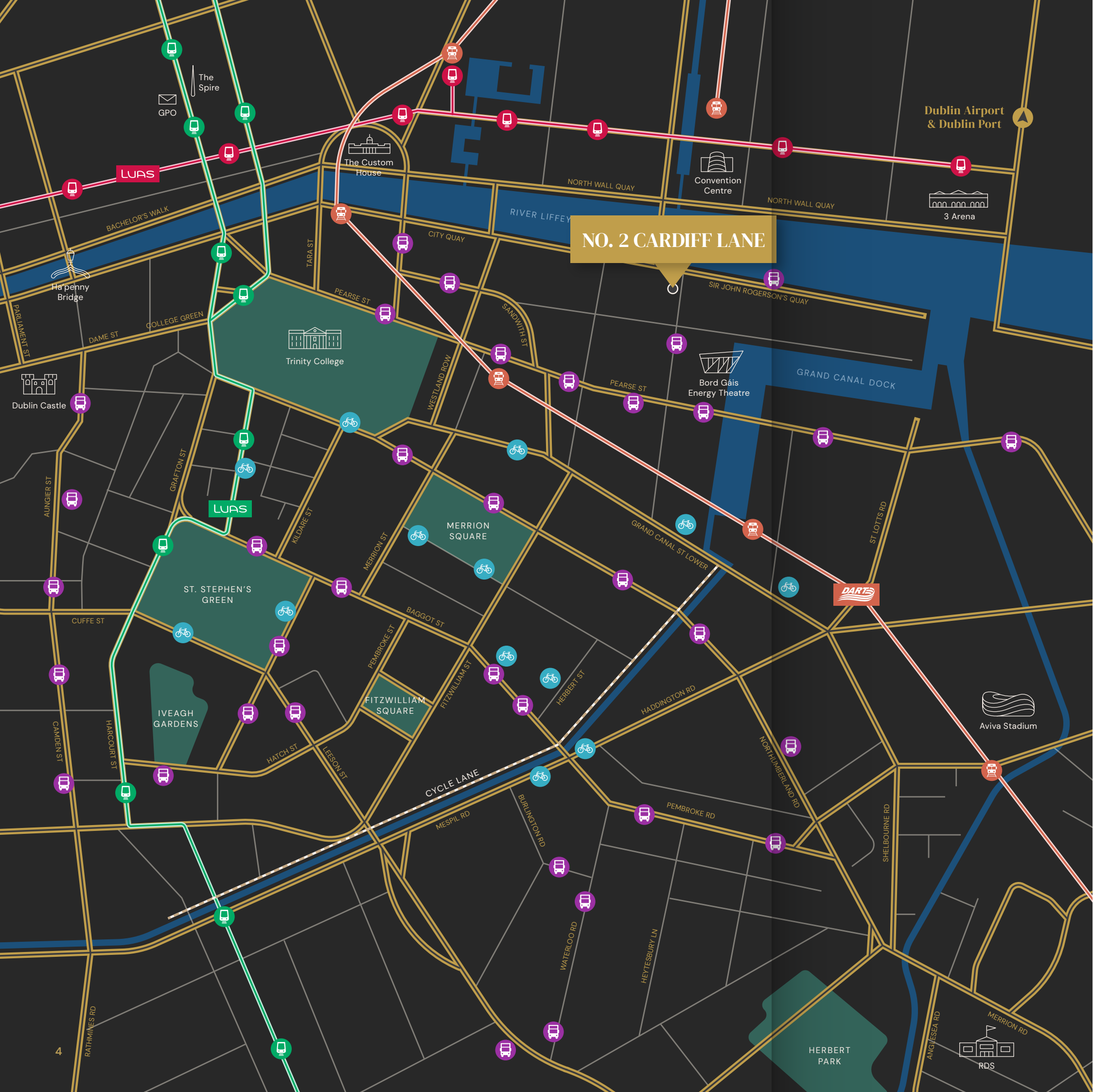
 DUBLIN BUS

 DART LINE

 RED LUAS LINE

 GREEN LUAS LINE

 DUBLIN BIKE



DESCRIPTION

2 Cardiff Lane is a cutting edge, landmark office building, designed by Lawrence and Long, one of Dublin's leading architectural practices. Close to Cardiff Lane's junction with Sir John Rogerson's Quay, the location provides exceptional building visibility.

The recently completed 9 storey building comprises 7,420 sq. ft. (689.30sq. m.) NIA of Grade A office space including a ground floor retail unit extending to 751 sq. ft. (69.8 sq. m.). Office floor plates range in size from 791 sq. ft. (73.50 sq. m.) at penthouse level to 840 sq. ft. (78.00 sq. m.) on the lower floors.

Internally the office accommodation benefits from a high-quality specification with raised access floors with integrated floor boxes containing data and power points, energy efficient LED lighting, low energy fan coil HVAC system exposed ceiling with exposed services and built in kitchenettes on each floor consisting of oak and granite finishes.

The external façade comprising a curtain wall glazing system fronting Cardiff Lane and to the northern elevation (4th to 9th floors) provides for light filled floor plates with panoramic views over the South Docks area and the River Liffey.



ACCOMMODATION SCHEDULE

FLOOR	USE	NETT SQ FT	NETT SQ M	GROSS INTERNAL SQ FT	GROSS INTERNAL SQ M
Ground Floor	Retail Unit	751	69.8	1,288	119.7
First Floor	Office	840	78	1,202	111.7
Second Floor	Office	840	78	1,202	111.7
Third Floor	Office	840	78	1,202	111.7
Fourth Floor	Office	820	76.2	1,202	111.7
Fifth Floor	Office	846	78.6	1,231	114.4
Six Floor	Office	846	78.6	1,231	114.4
Seventh Floor	Office	846	78.6	1,231	111.4
Eighth Floor	Office	791	73.5	1,157	107.5
TOTAL		7,420 sq ft	689.3 sq m	10,946 sq ft	1,017.2 sq m

The property has been measured in accordance with the SCSi Measuring Practice Guidance notes. The gross internal measurement is provided on a without prejudice basis and for discussion purposes only. The agents, vendors, solicitors, et al., do not warrant the accuracy of the above in any way. This measurement is provided for information purposes only and should not be used to influence any transaction or for funding purposes.

SPECIFICATIONS

MECHANICAL FEATURES

- Energy efficient 4-Pipe heat pump providing heating & cooling;
- Energy efficient High temperature heat pump providing domestic hot water;
- Naturally ventilated office space;
- Connection available to Dublin District Heating Scheme when it comes online.

ELECTRICAL FEATURES

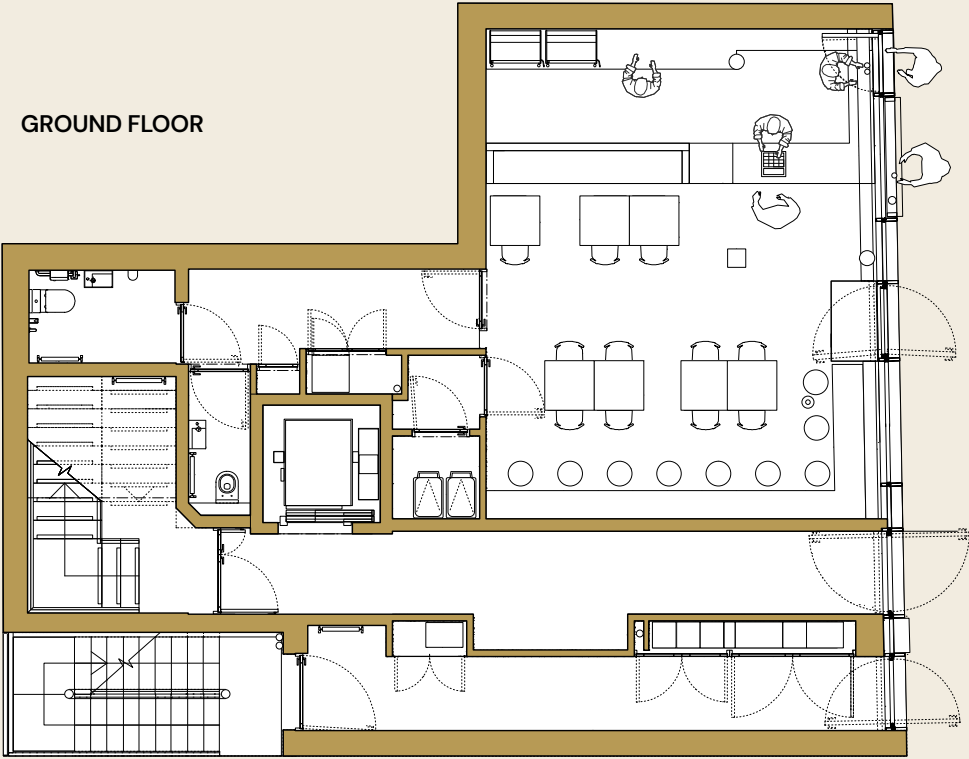
- Standby life safety generator;
- Efficient LED lighting;
- In-floor desk modules throughout;
- Tenant sub-metering.

ENERGY & SUSTAINABILITY

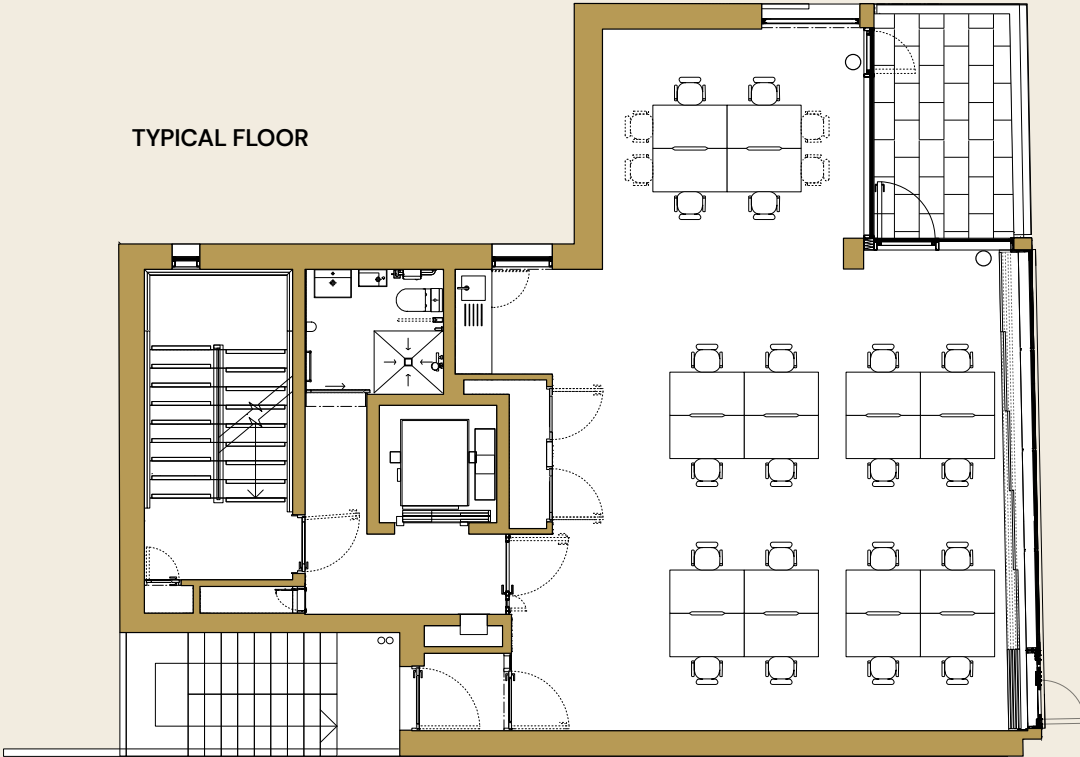
- BER Rating A

FLOOR PLANS

GROUND FLOOR



TYPICAL FLOOR





NO. 2 CARDIFF LANE

FURTHER INFORMATION

Method of Sale

For Sale by
Private Treaty

Viewings

All viewings are
strictly by
appointment through
sole sales agent JLL.

Title

We understand
that the property
is held under
Freehold title.

Data Room

Interested parties will,
at the vendor's discretion,
be provided with access
to a dedicated Data Room.

BER Rating



CONTACTS

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Subject to contract / contract denied

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