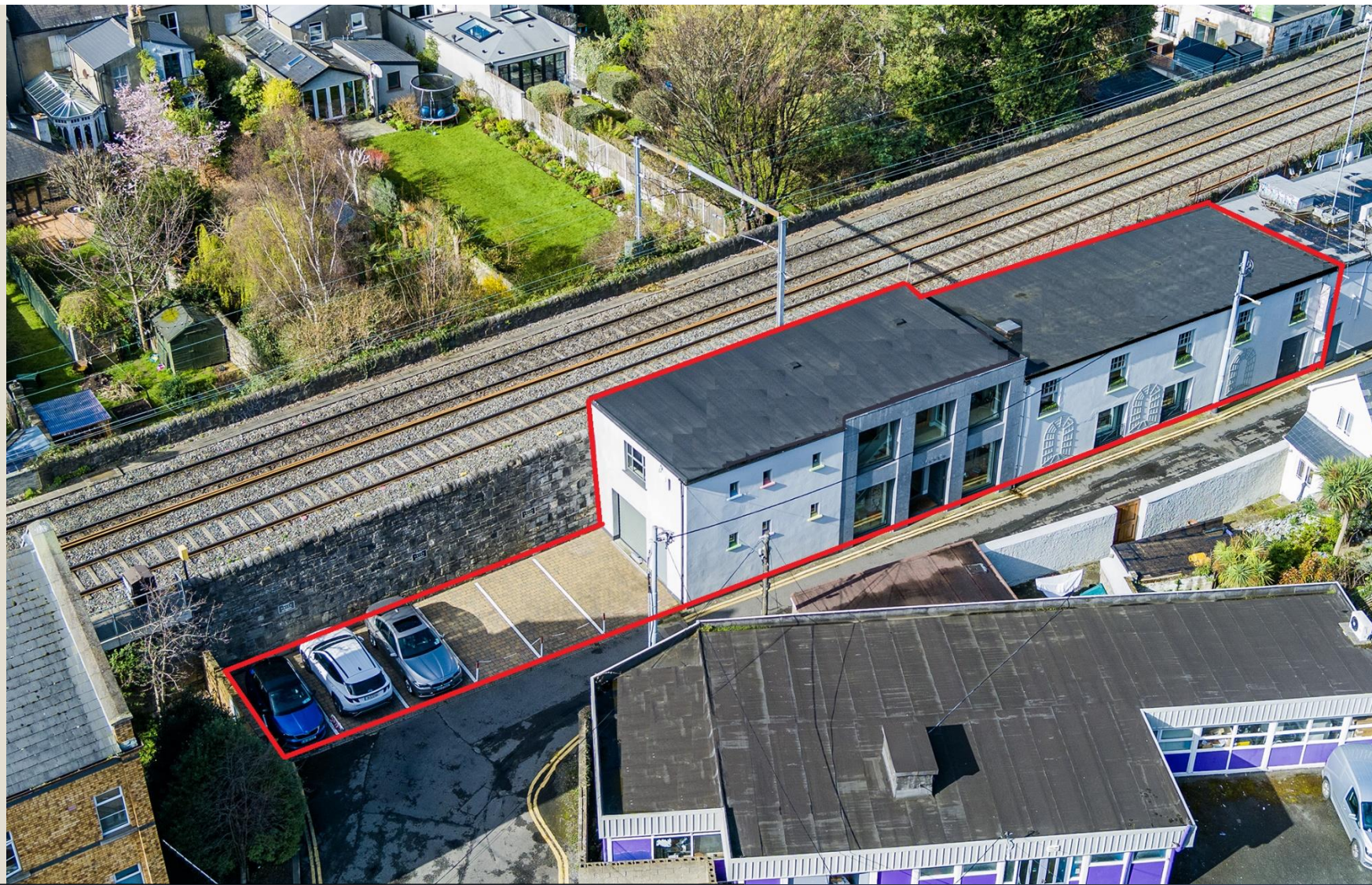


For Sale
by Private Treaty

c500 sq.m.
(c5,400 sq.ft.)
Plus 6 car parking
spaces



4 Shaws Lane
Bath Avenue | Dublin 4 D04PX44

TURLEY

PROPERTY ADVISORS

4 Shaws Lane

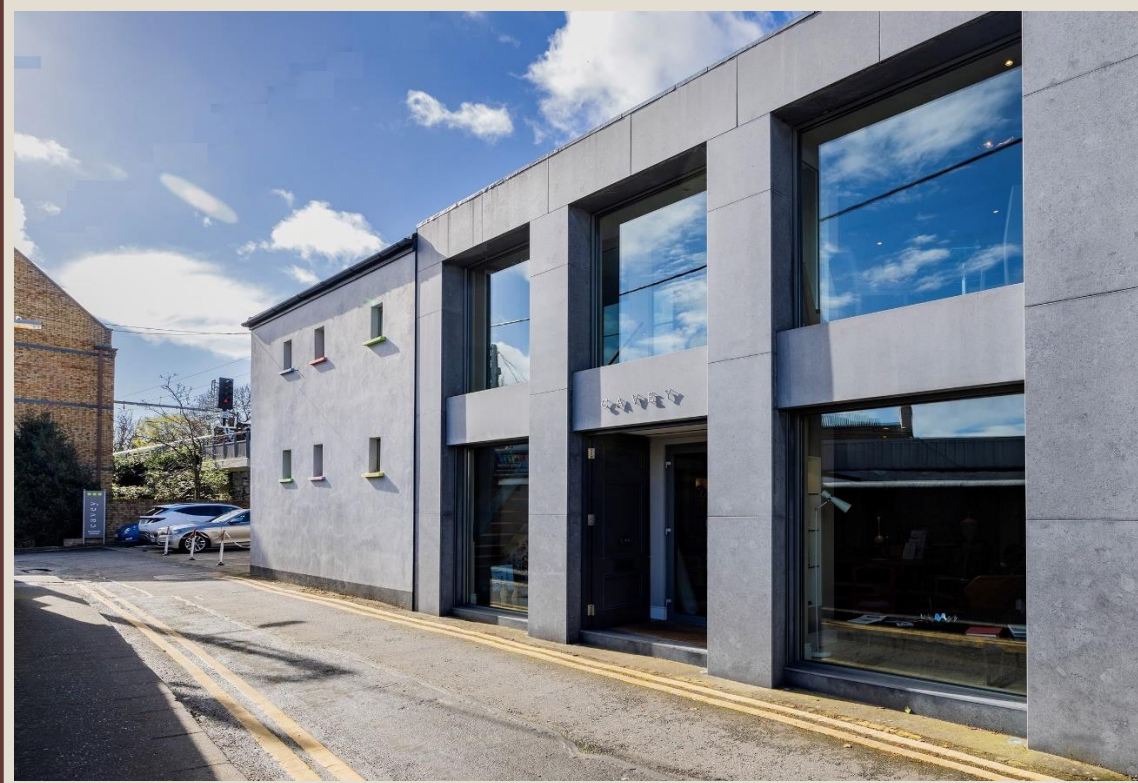
Turley Property Advisors are delighted to present '4 Shaws Lane, Bath Avenue, Dublin 4' to the market, for sale by Private Treaty. Purchased and refurbished to the highest standards by the present owner in 2005/2006 providing c5400sqft/c500sqm of commercial floor space over two floors. In addition, 6 parking spaces are included with the property. This unique premium building offers an ideal opportunity for any business looking for a very stylish base in Dublin 4.

Currently home to a successful furniture/fabrics showroom and interior design studio the owner is dialling-down the practice after 35 years at the top of the design business in Ireland.

The interior of the property is designed to maximise light and space. Attention to detail is evident in every aspect of the building with modern design elements providing a sleek and sophisticated look that is sure to impress clients and customers alike.

The ground-floor provides a very spacious reception area and large showroom space full of natural light, a loading-bay/storage area for deliveries and a wc. The upper floor can be reached via 3 separate stairs, with the feature staircase in the centre of the showroom. The first floor comprises a large open-plan display space, 3 office areas perfect for collaborative working, a kitchen and two wcs.

The property is ideally designed to provide flexibility for customised layouts suitable to any needs. The space can readily be configured to accommodate retail stores, showrooms, offices, fitness, hospitality, or even residential subject to planning permission. Zoning for the area is Z1 – to protect, provide and improve residential amenities. This sale offers an excellent owner-occupier/investment opportunity close to the tech-centre of Dublin 4.





Location

Shaws Lane is situated just off Bath Avenue, which forms part of the junction between Haddington Road, Grand Canal Street and Shelbourne Road.

The property is located in one of Dublin's most sought-after and prestigious neighbourhoods - Dublin 4. Nearby in Grand Canal and Docklands is Ireland's premier digital hub with Google, Facebook and Airbnb among the tech-giants based there.

This property is surrounded by an abundance of amenities all within a short walk. There are numerous very popular restaurants, cafes, bars, and shops in the locality. In addition, the Aviva stadium is just 500 meters away - a sports enthusiast's dream. Lansdowne Tennis Club and ESB SportsCo provide great opportunities for combining work with leisure.

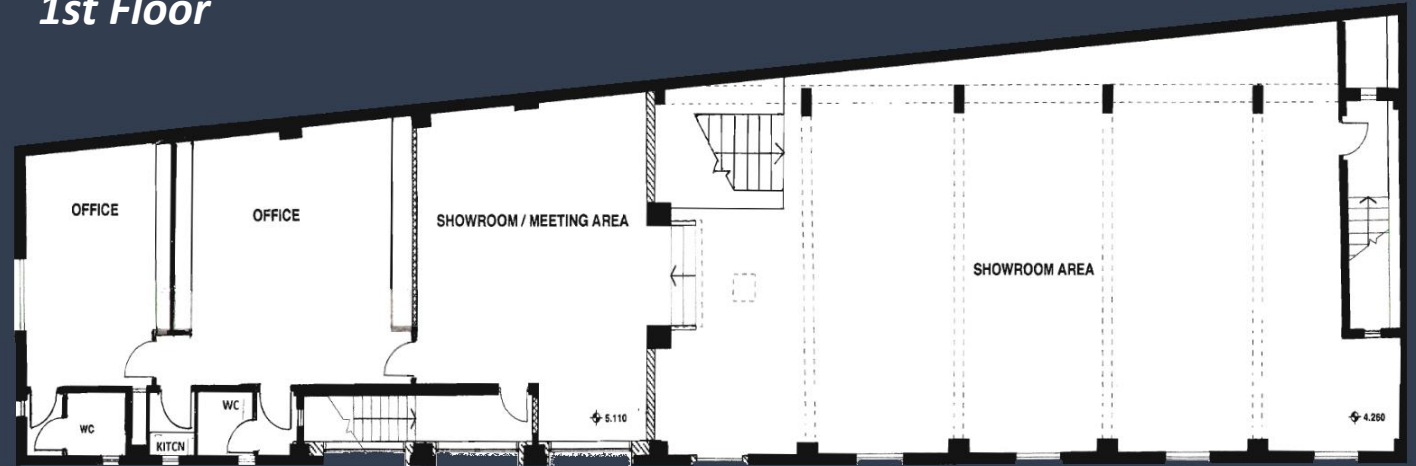
Public transport is easily accessed with Grand Canal Dock and Lansdowne Road DART stations nearby, as well as many convenient Dublin Bus routes. Donnybrook, Ranelagh, St. Stephens Green and Sandymount are all within walking distance.





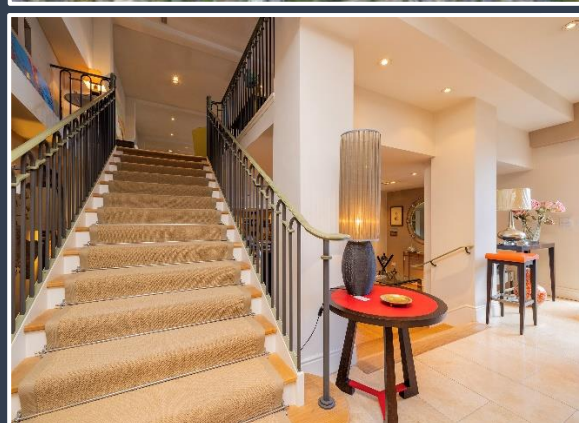
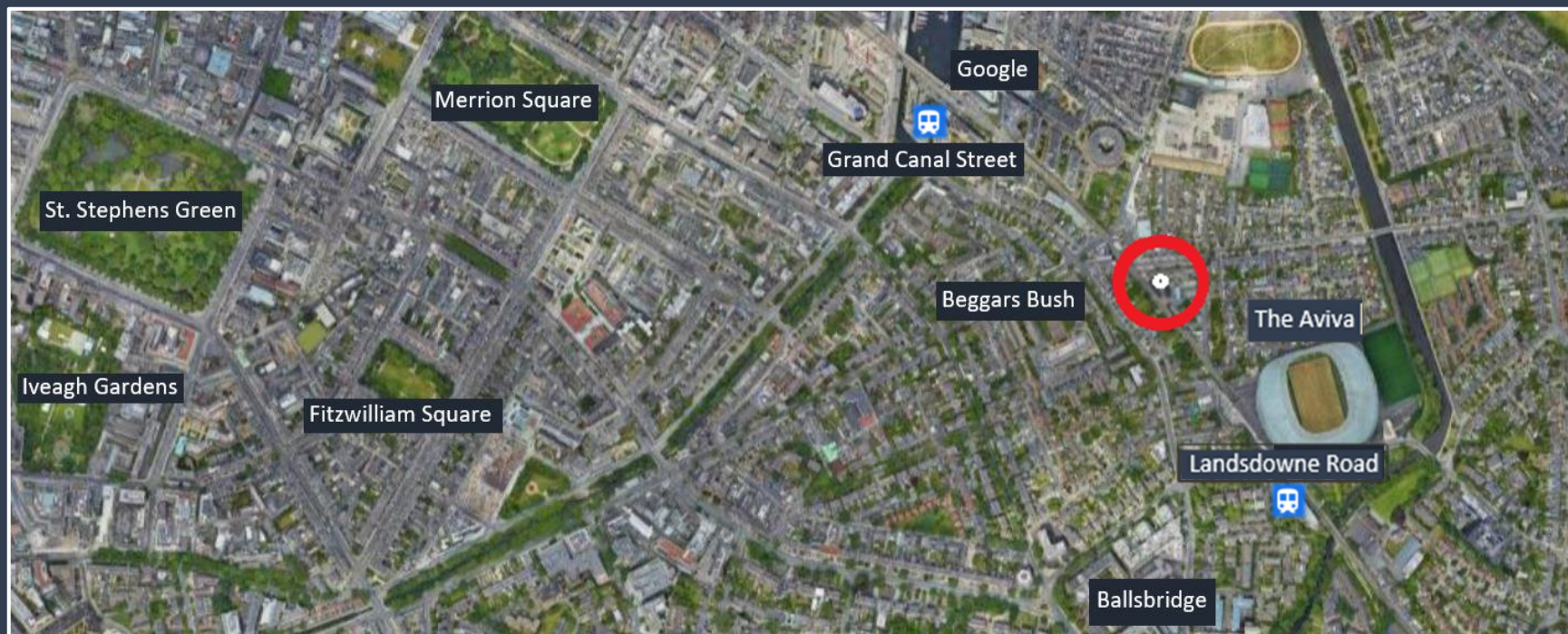
Floor Plans

1st Floor



*Ground Floor
& Car Park*





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Viewings strictly by
appointment

Price: €2,400,000

BER Cert: E2

Title: Freehold

Sale: Private Treaty

Viewing: By Appointment

Phone: (01) 4791500