



# THE MARKET

EAT & DRINK LOCAL  
DUBLIN 2



A NEW CITY  
QUARTER  
FOR ALL  
TO ENJOY





## A DUBLIN DISTRICT WITH A BRIGHT FUTURE

### CHARLEMONT SQUARE

Located within the core Dublin 2 Central Business District (CBD), Charlemont Square will provide a unique and vibrant new quarter in a prime central location. The development provides 355,000 sq ft of office accommodation across two buildings with 30,000 sq ft of retail space and 280 apartments, offering occupiers a unique opportunity to live, work and socialise in this exciting location.

Vibrancy will be an integral part of the public realm space at Charlemont Square, with an open plaza area designed by leading landscape architects Cameo & Partners, creating a focal point of the development and offering a range of food and beverage outlets, as well as linking the leafy Grand Canal area with the action of the city centre. The development will become a new city meeting place.

# USP's



High profile position within the Central Business District



Local population of over 25,000, in addition to over 70,000 daytime workers, both within a 10 min walking distance



Dynamic area that merges some of Dublin's coolest residential addresses, occupier hubs and the city's leading social districts



The area benefits from exceptional local amenities and transport links, with over 2,500 hotel rooms in the immediate area



Adjacent to the Charlemont and Harcourt LUAS stations providing cross city access, with the planned Metrolink station on the doorstep



A new meeting place for the city with dedicated outdoor seating areas situated around a new public square and pedestrian streets



Charlemont Square's pivotal location and open street design ensures a seamless connect with its surrounding city streetscape and mature neighbouring districts



Track record of McGarrell Reilly Group for scheme delivery



# INDOOR / OUTDOOR SPACES



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DUBLIN 2



EUROPEAN CAFÉ  
CULTURE COMES  
TO CHARLEMONT

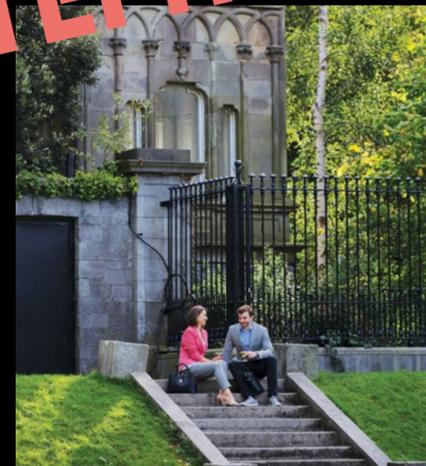
A key element of Charlemont Square will form around its open landscaped street design and fluid connectivity with adjacent Charlemont Street, Richmond Street and the neighbouring Portobello and Central Business districts.

The Charlemont Square street level units will fuse a mix of best-in-class food hall, restaurant, café, food court and retail occupiers, all operating within a welcoming and relaxed pedestrianised street scape ensuring a vibrant day and night time destination for all to enjoy. Ample outdoor seating for café/F&B will provide a social and relaxed all-year-round destination.

THE NEW PLACE TO BE  
IN THE CITY CENTRE



**SURROUNDED BY  
PORTOBELLO  
RICHMOND ST.  
CAMDEN ST.  
RANELAGH  
RATHMINES  
ST. STEPHEN'S**



# TRANSPORT CONNECTIONS

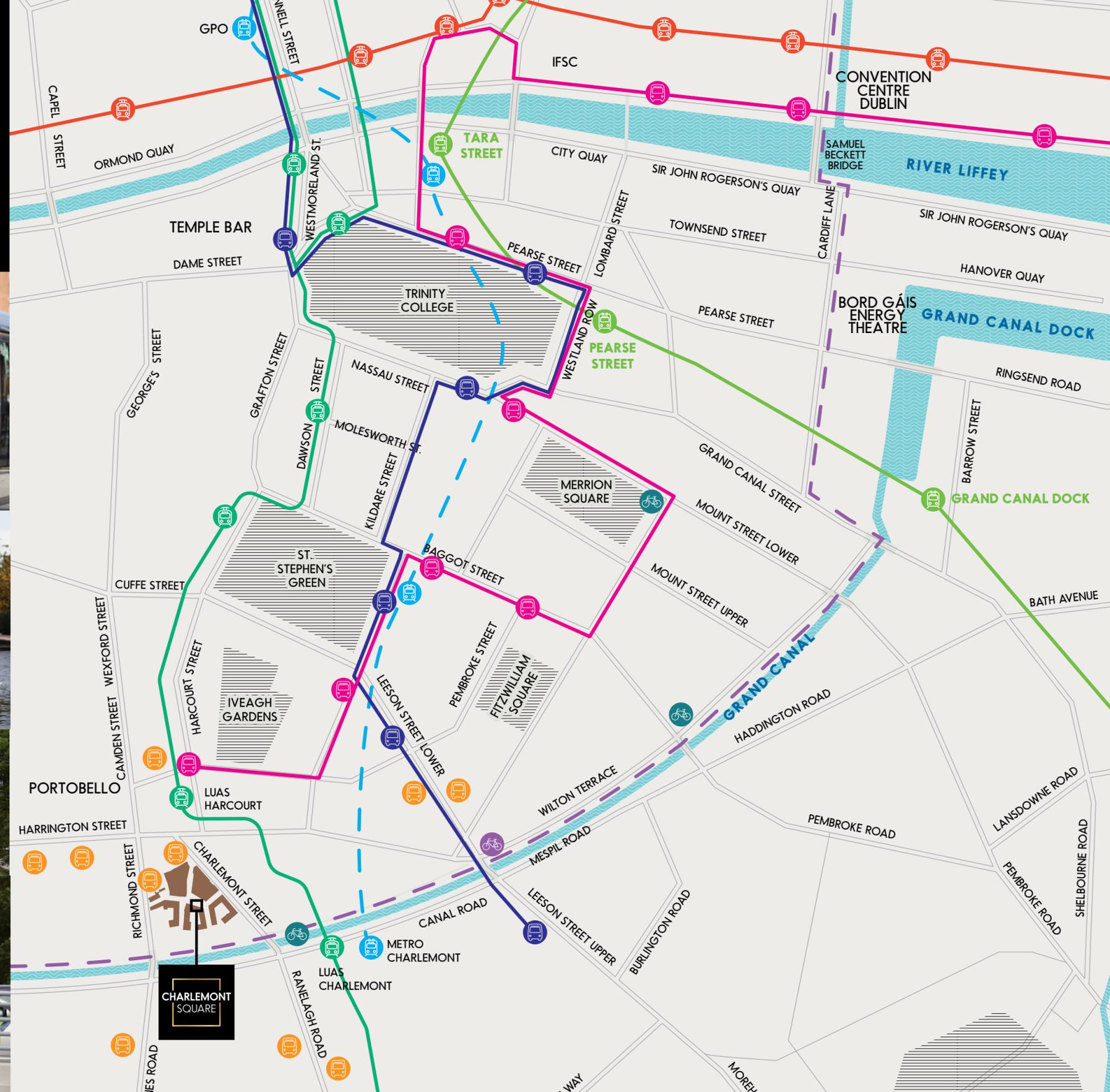
Charlemont Square has a range of transportation options in its immediate area. Most conveniently, it is located a couple of minutes' walk from both Harcourt Street and Charlemont Luas Stations which provides a connection point to the wider Dublin transportation links.

**JUMP ON LUAS  
HOP A BUS  
HAIL A TAXI  
GRAB A DART  
BIKE IT**



TRANSPORT	LOCATION	WALKING TIME	DISTANCE
LUAS GREEN LINE	HARCOURT	3 MINS	200M
LUAS GREEN LINE	CHARLEMONT	4 MINS	350M
LUAS RED LINE	ABBAY STREET	24 MINS	1.9KM
DUBLIN BIKES	CHARLEMONT	3 MINS	260M
CANAL WAY CYCLE ROUTE	CHARLEMONT	3 MINS	260M
DUBLIN BUS	CHARLEMONT ST	1 MIN	50M
DART	PEARSE STN	25 MINS	1.9KM
AIRCOACH BUS	LEESON ST	11 MINS	850M
AIRLINK BUS	CHARLOTTE WAY	4 MINS	300M
DOCKLANDS STN	SHERIFF ST	40 MINS	3.2KM
METRO (PROPOSED)	CHARLEMONT	4 MINS	350M

## LUAS TRAVEL TIMES FROM CHARLEMONT SQUARE



# Retail / F&B Opportunities

UNIT	USE	SQ FT	SQ M
A	CAFÉ	3,601	335
B	CONVENIENCE / GROCERY	8,045	747
C	RESTAURANT	3,886	361
D	RETAIL	1,700	158
E	RETAIL	1,700	158
F	MCCAULEY HEALTH & BEAUTY	LET	LET
G	ATELIER MASER	LET	LET
H	F&B / FOOD COURT	4,327	402
I	RESIDENTIAL CONCIERGE	N/A	N/A
J	RETAIL	1,518	141
K	F&B	775	72
L	F&B	1,980	184

Note: Units A+B and C+D can combine to single stores

(All interested occupiers will be required to satisfy themselves as to the accuracy of the unit areas provided)

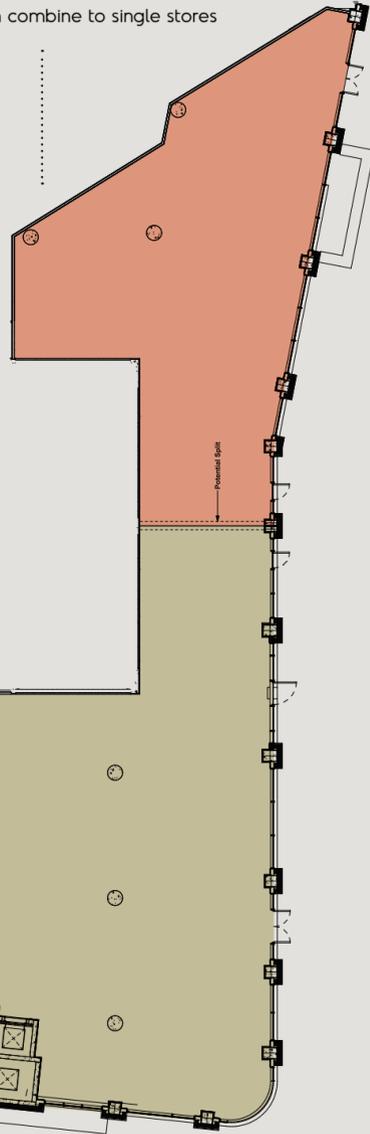


# FLOOR PLANS

## UNIT A

USE	SQ FT	SQ M
CAFÉ	3,601	335

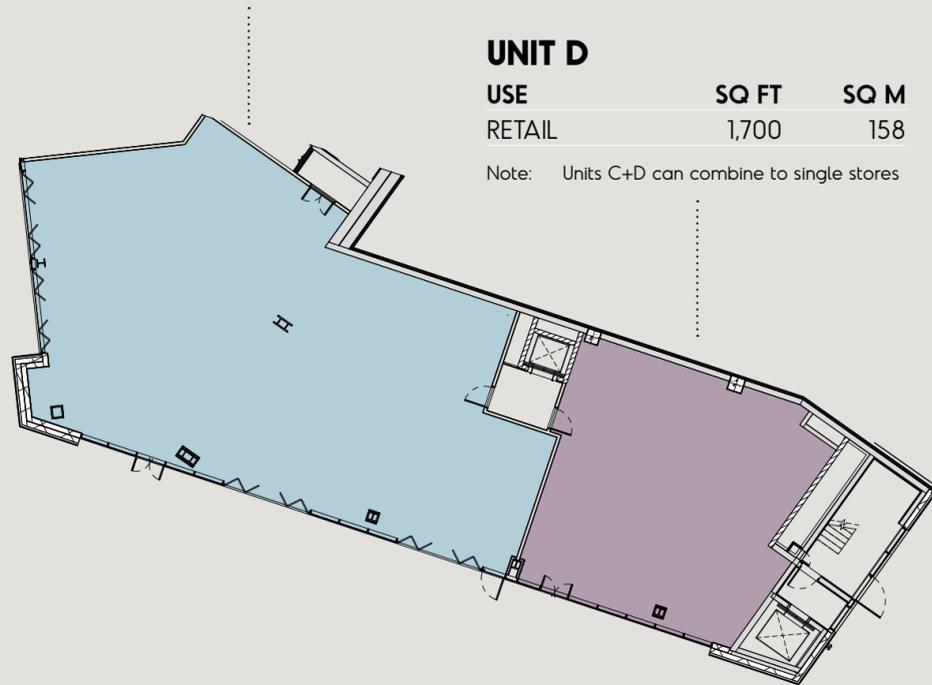
Note: Units A+B can combine to single stores



## UNIT C

USE	SQ FT	SQ M
RESTAURANT	3,886	361

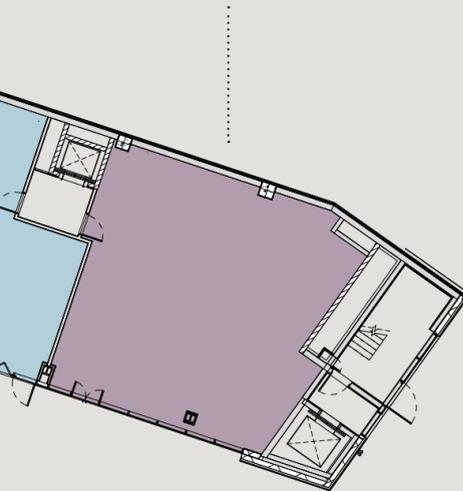
Note: Units C+D can combine to single stores



## UNIT D

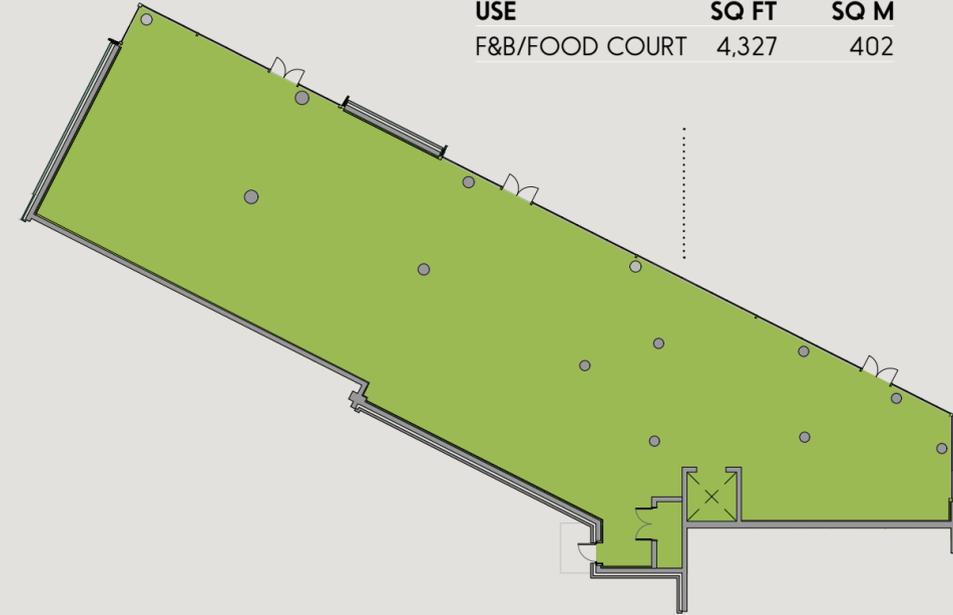
USE	SQ FT	SQ M
RETAIL	1,700	158

Note: Units C+D can combine to single stores



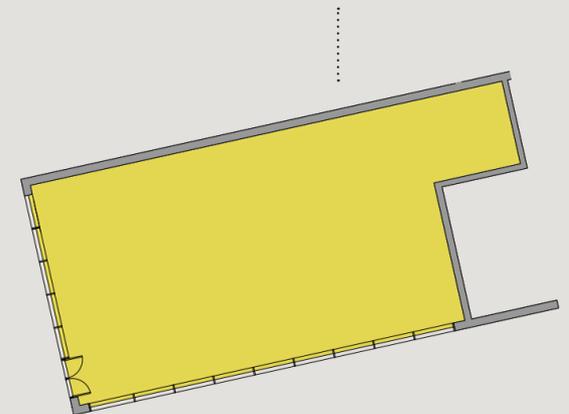
## UNIT H

USE	SQ FT	SQ M
F&B/FOOD COURT	4,327	402



## UNIT L

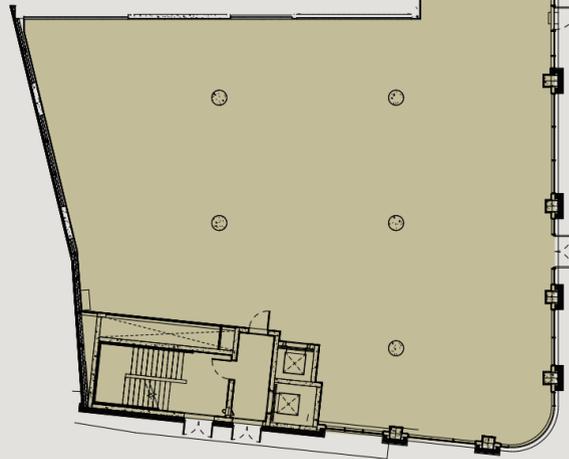
USE	SQ FT	SQ M
F&B	1,980	184



## UNIT B

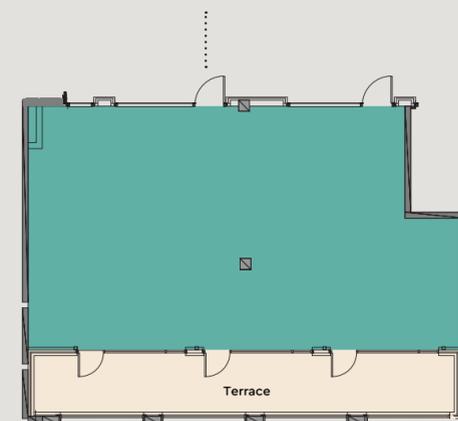
USE	SQ FT	SQ M
CONVENIENCE / GROCERY	8,045	747

Note: Units A+B can combine to single stores



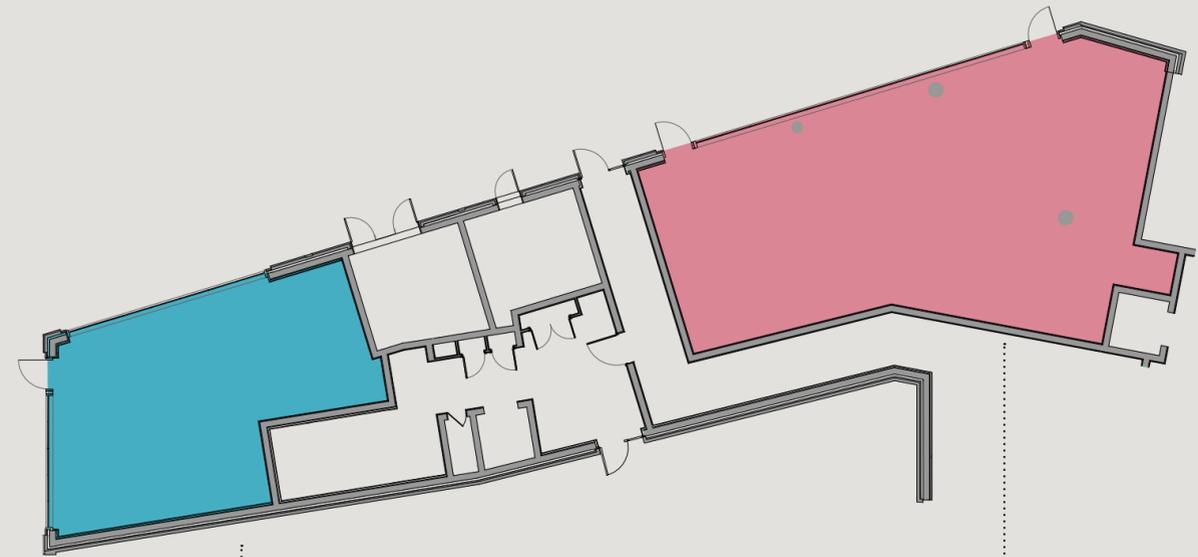
## UNIT E

USE	SQ FT	SQ M
RETAIL	1,700	158



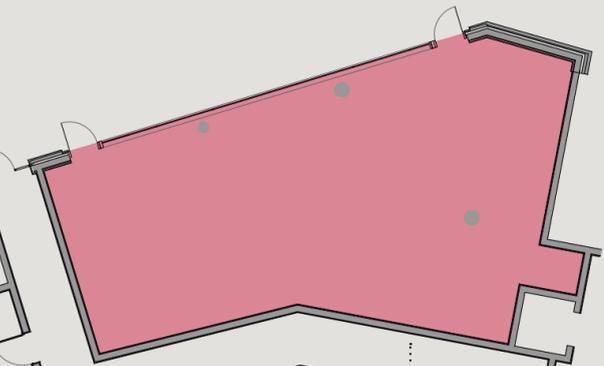
## UNIT K

USE	SQ FT	SQ M
F&B	775	72



## UNIT J

USE	SQ FT	SQ M
RETAIL	1,518	141





CHARLEMONT  
SQUARE

# A DAY AND NIGHT DESTINATION

OVER 4,000 PEOPLE  
WILL LIVE AND WORK IN  
CHARLEMONT SQUARE.  
A NEW SOCIAL HUB FOR  
THE NEIGHBOURHOOD



# DEVELOPER



McGarrell Reilly Group is a privately owned property group that has created some of the highest quality developments in Ireland, the UK and Germany. This group prides itself on the quality of their portfolio and constantly strives to add value to each of their projects.

Successfully operating for almost 40 years, some of McGarrell Reilly Group's best-known developments / refurbishments / investments include: The Sharp Building,

Iveagh Court Complex, Dublin 2; The Watermarque Building, Dublin 4; 25-28 Adelaide Road, Dublin 2; Malahide Marina, Co. Dublin; CityNorth Business Campus on the M1 Motorway outside Dublin; and Spitalerhof in Hamburg.

Over the past 39 years, McGarrell Reilly Group has successfully worked with top blue-chip companies to design and build office properties to suit their specific local requirements while meeting their worldwide

standards of excellence. McGarrell Reilly Group are proud to count several leading international companies and institutions as clients: Perrigo, Marsh, Mercer, Pfizer, State Street, Cisco, Airbnb, Betfair, Aon, Office of Public Works (Irish Government), Central Bank of Ireland, various embassies, Jack & Jones and New Yorker, to name but a few.

[www.mcgarrellreilly.ie](http://www.mcgarrellreilly.ie)

# RETAIL AGENTS



+353 1 618 1300  
[savills.ie](http://savills.ie)

LRN: 002233

Stephen McCarthy  
[stephen.mccarthy@savills.ie](mailto:stephen.mccarthy@savills.ie)

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