



3 GRAFTON STREET | DUBLIN 2

PRIME, HIGH PROFILE, RETAIL PREMISES ON
IRELAND'S PREMIER SHOPPING STREET.





“Our new LEGO Store on Grafton Street will be amongst some of the biggest and best brands in Dublin, in a shopping district loved by many local families and visitors alike. Dublin has been part of LEGO Retail’s expansion strategy for many years”

Source: Simone Sweeney, Vice President of Global LEGO Retail Development



3 GRAFTON STREET provides prime retail accommodation over ground and first floor levels and offers 6.5 metres (21.32 ft) of frontage onto Ireland’s premier shopping street.

Floor	GIA SQ.M	GIA SQ. FT
Basement	120	1,299
Ground Floor	95	1022.5
First Floor	106	1145
Second Floor	73	787
Third Floor	70	762
Fourth Floor	70.5	758
Fifth Floor	41	447
Total	575.5	6,221

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Home to over 90 retail brands such as Brown Thomas, Victorias Secret, & Other Stories, Lululemon, Dr Martens, Russell & Bromley, Lego, Hugo Boss, Ted Baker, Space NK, The White Company, North Face, Rituals, Levis, Peter Mark, Dune and Massimo Dutti.





The property is located in a high-profile position on the bottom of Grafton Street with extensive frontage. Grafton Street is the main focal point for shoppers in Dublin City stretching from St. Stephen's Green to Trinity College. The Street plays host to premium national and international retailers providing an excellent mix of brands.

BROWN THOMAS



& other stories

Russell & Bromley



TED BAKER
LONDON

BOSS
HUGO BOSS



SPACENK

THE WHITE COMPANY
LONDON



RITUALS



Dune

Massimo Dutti



Available to let on
a new lease

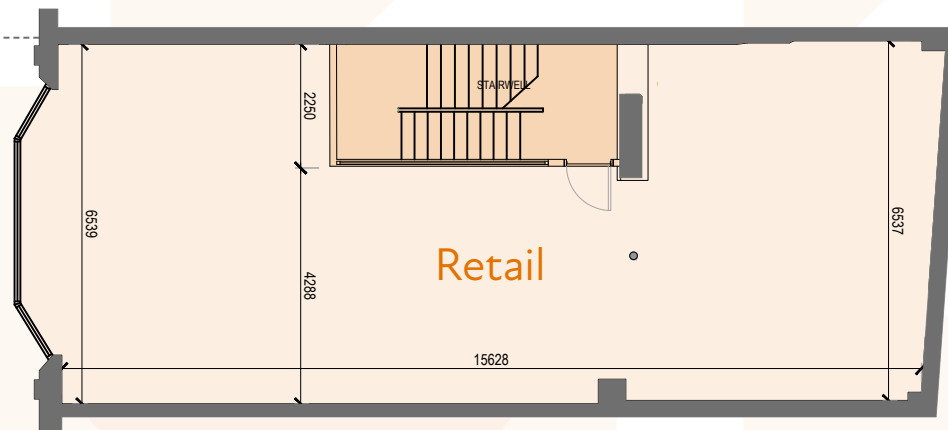


Quoting rent on
application

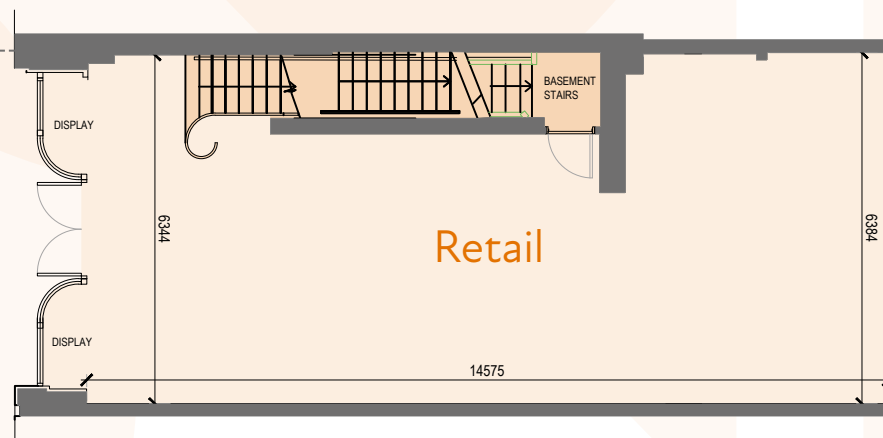


Local Authority
Rates € 57,308.64

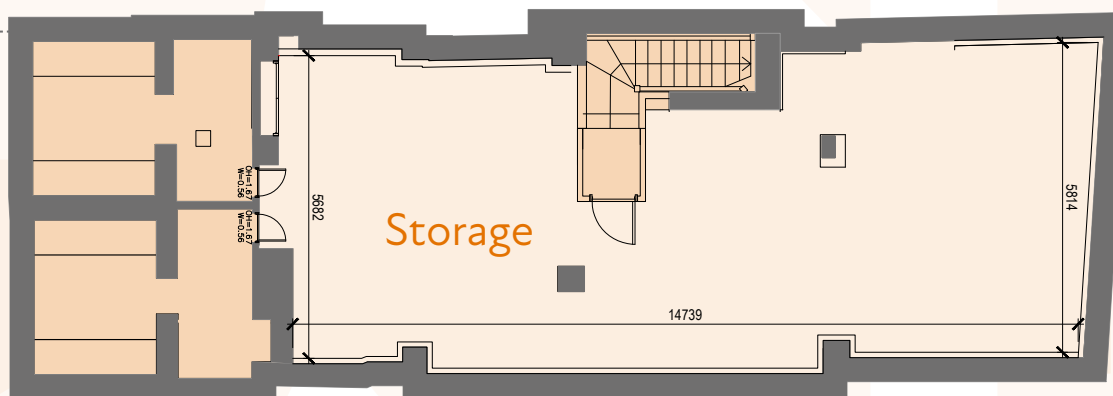
First Floor



Ground Floor



Basement



Plans not to scale and for
illustration only.

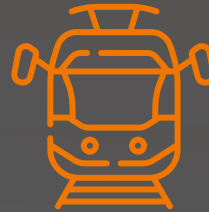
3 GRAFTON STREET | FACTS & FIGURES



Grafton Street has an annual footfall of 25 million



Ireland has youngest population in Europe



LUAS Cross City Tram carries c.10 million visitors across Dublin City annually



Grafton Street is home to over 90 retail brands



Grafton Street is Ireland's premium retail destination and home to the world famous Brown Thomas department store



Over 11.3 million annual overseas visitors



2,500 car spaces within 1km of 3 Grafton Street



Fastest growing economy in Eurozone



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FURTHER INFORMATION



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