



112-113
GRAFTON STREET



1,239.2 sq m (13,339 sq. ft)
Prime Retail Building

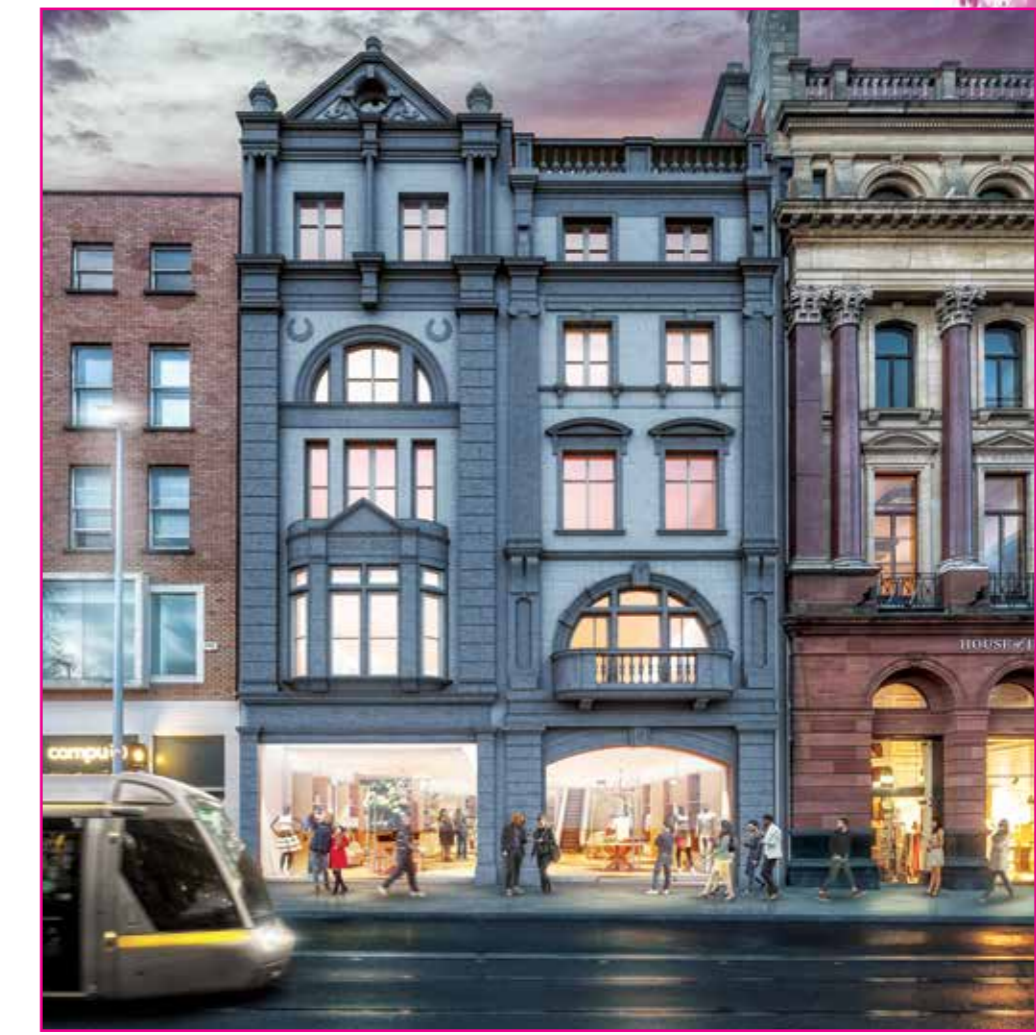
TRINITY COLLEGE

MAKE A SPLASH IN A PRIME RETAIL LOCATION

Grafton Street is Dublin's busiest shopping street with a footfall of 25 million people.

Located in the heart of the City, 112-113 Grafton Street sits opposite the historic Trinity College.

A genuinely iconic building, excellently located and easily accessible, this is the perfect setting for an ambitious retailer.



THE BUILDING



Iconic building retaining many original architectural features

- Double-fronted flagship retail opportunity
- Located on Ireland's premier shopping street
- 853.4 sq. m (9,186 sq. ft) of retail space over 3 trading floors
- Redeveloped modern trading floorplates
- Completion expected Q4 2020
- c. 13 metres of billboard frontage





VERSATILE SPACE

A landmark building with design character retained.
Offers the opportunity to deliver a beautiful fit-out to showcase your brand.








GRAFTON STREET



112-113
GRAFTON STREET

LOCATION




- DUBLIN BIKES
5 minutes walk 
- CAR PARKING
2,500 spaces within 1km 
- DART
7 minutes walk 
- BUS
3 minutes walk 
- LUAS
3 minutes walk 
- AIRPORT
30 minutes drive 

Perfectly positioned, 112-113 Grafton Street provides retailers a statement address and a modern, versatile space in an iconic building opposite Dublin's landmark Trinity College

IRELAND – EUROPE'S TOP PERFORMER



1st
in Europe for
Economic Growth




4.8m
Population of 4.8 million,
the highest growth rate in Europe



Youngest
population in Europe



10.6m
visitors in 2018



2.3m
people in employment
highest level ever recorded



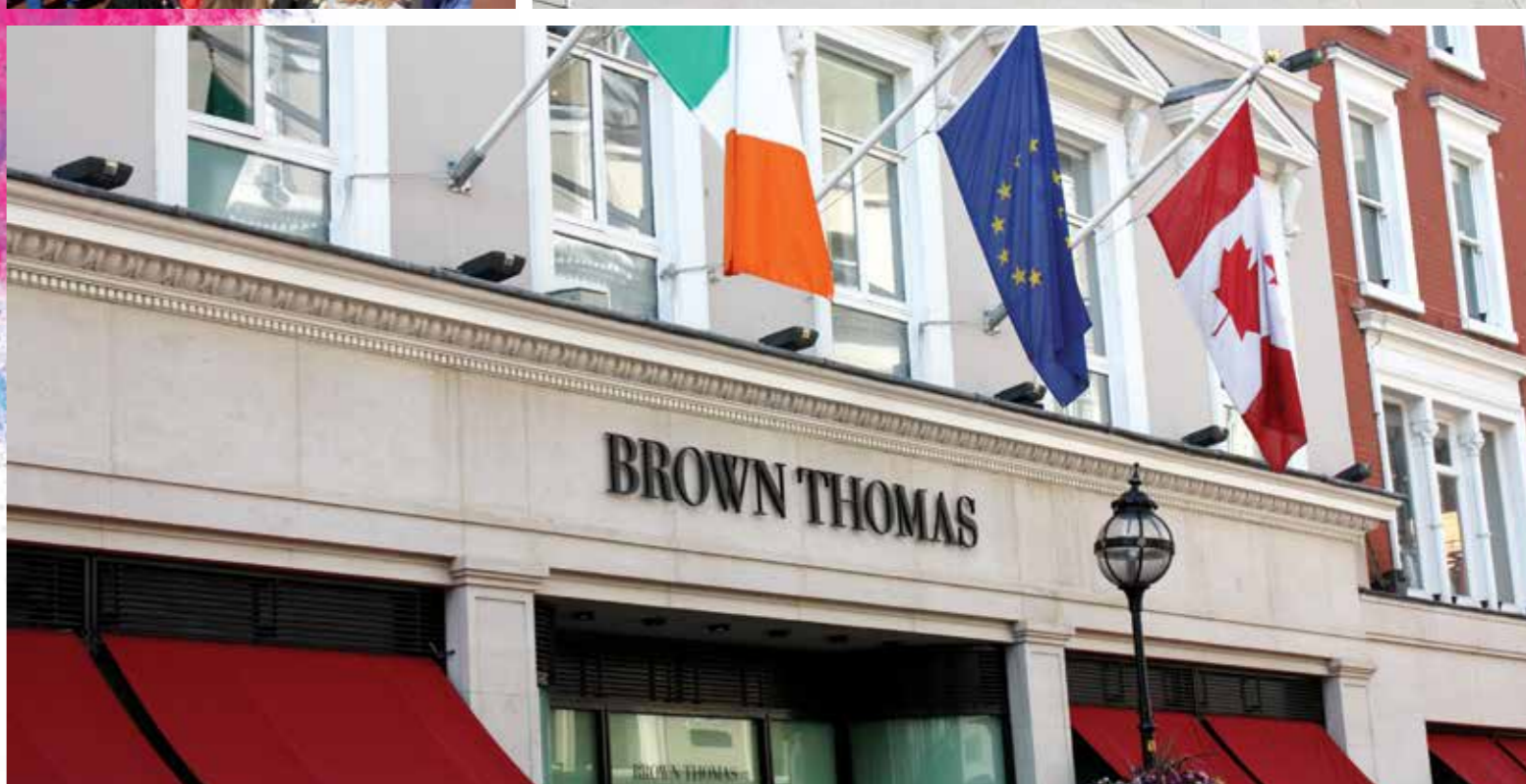
1st
in the world for
business productivity
and efficiency



129%
129% growth in consumer
sentiment since 2008



87,000
students attend Trinity College,
University College Dublin,
Dublin City University and Dublin
Institute of Technology



SHOULDER TO SHOULDER WITH OVER 200 INTERNATIONAL RETAIL BRANDS



Footfall per annum (BIDS)

25 million



Local population

1.35 million



National Disposable Income*

€98 billion

*(CSO)

TED BAKER
LONDON

& other Stories

TOMMY HILFINGER

RIVER ISLAND

VICTORIA'S
SECRET



THE WHITE COMPANY
LONDON

RITUALS...

M&S
EST. 1884



BOSS
HUGO BOSS

Brewley's
1840

BROWN THOMAS

112-113 GRAFTON STREET
OUTLINE OVERLAY
FOR SCALE COMPARISON



112-113
GRAFTON STREET

STEPHEN'S GREEN
SHOPPING CENTRE

GRAFTON STREET

GRAFTON STREET

ANNE STREET SOUTH

LEMON STREET

DUKE STREET

WICKLOW STREET

GLENNINNING LANE

SUFFOLK STREET

NASSAU STREET

ST ANDREW STREET

CHURCH LANE

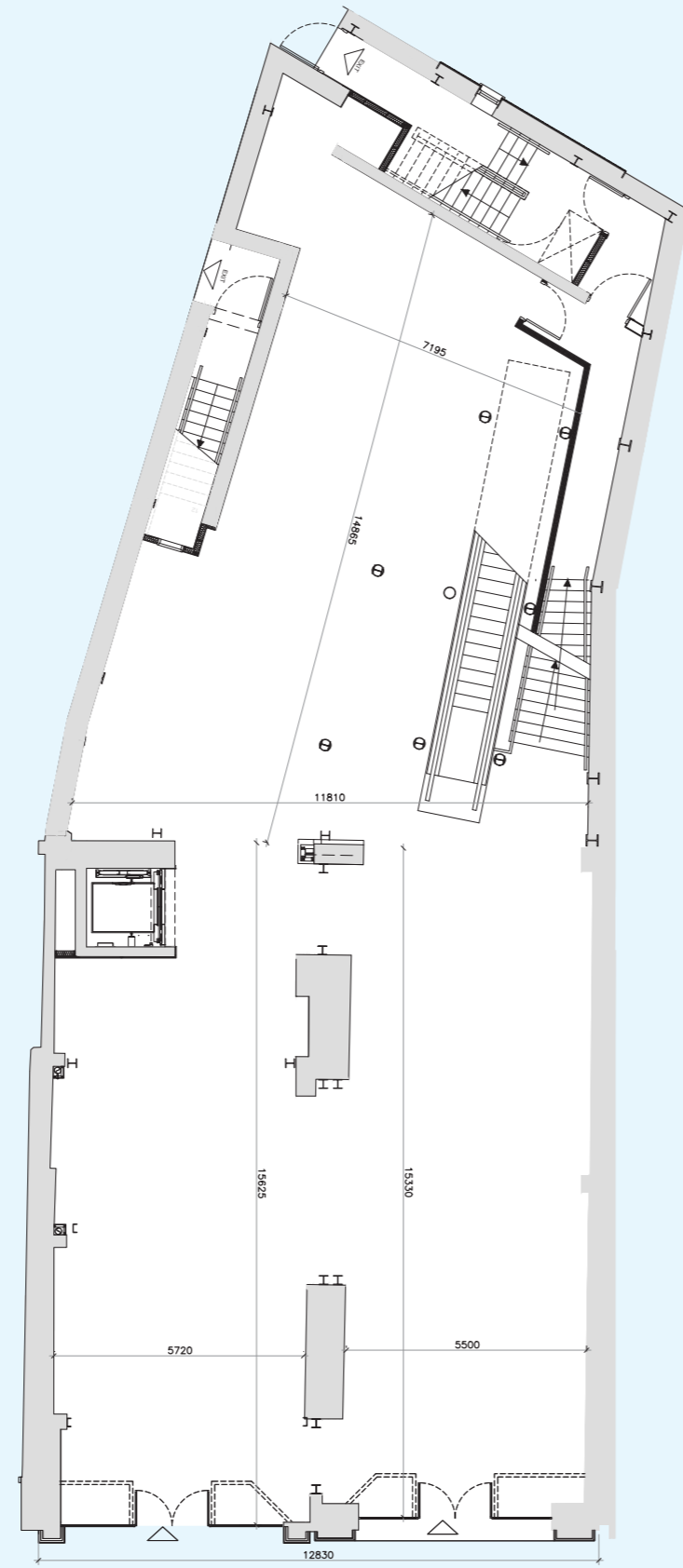
COLLEGE GREEN

FLOOR PLANS

RETAIL SPACE	SQ M	SQ FT
GROUND	291.3	3,136
FIRST	298.7	3,215
SECOND	263.4	2,835
SUBTOTAL (NIA)	853.4	9,186

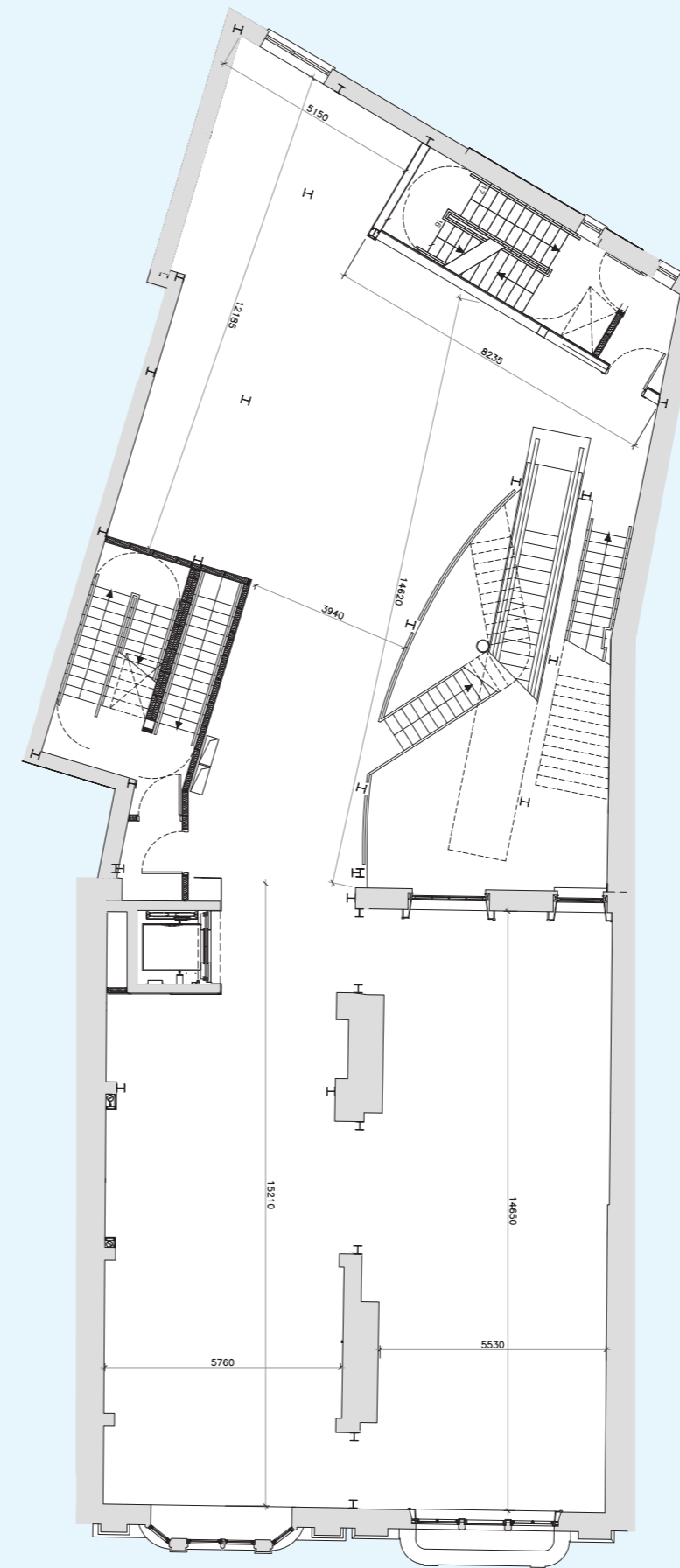
ANCILLARY SPACE	SQ M	SQ FT
THIRD	129.7	1,396
FOURTH	132.8	1,429
BASEMENT*	123.3	1,327
SUBTOTAL (NIA)	385.8	4,153
TOTAL (NIA)	1,239.2	13,339

* INCLUDING PLANT SPACE



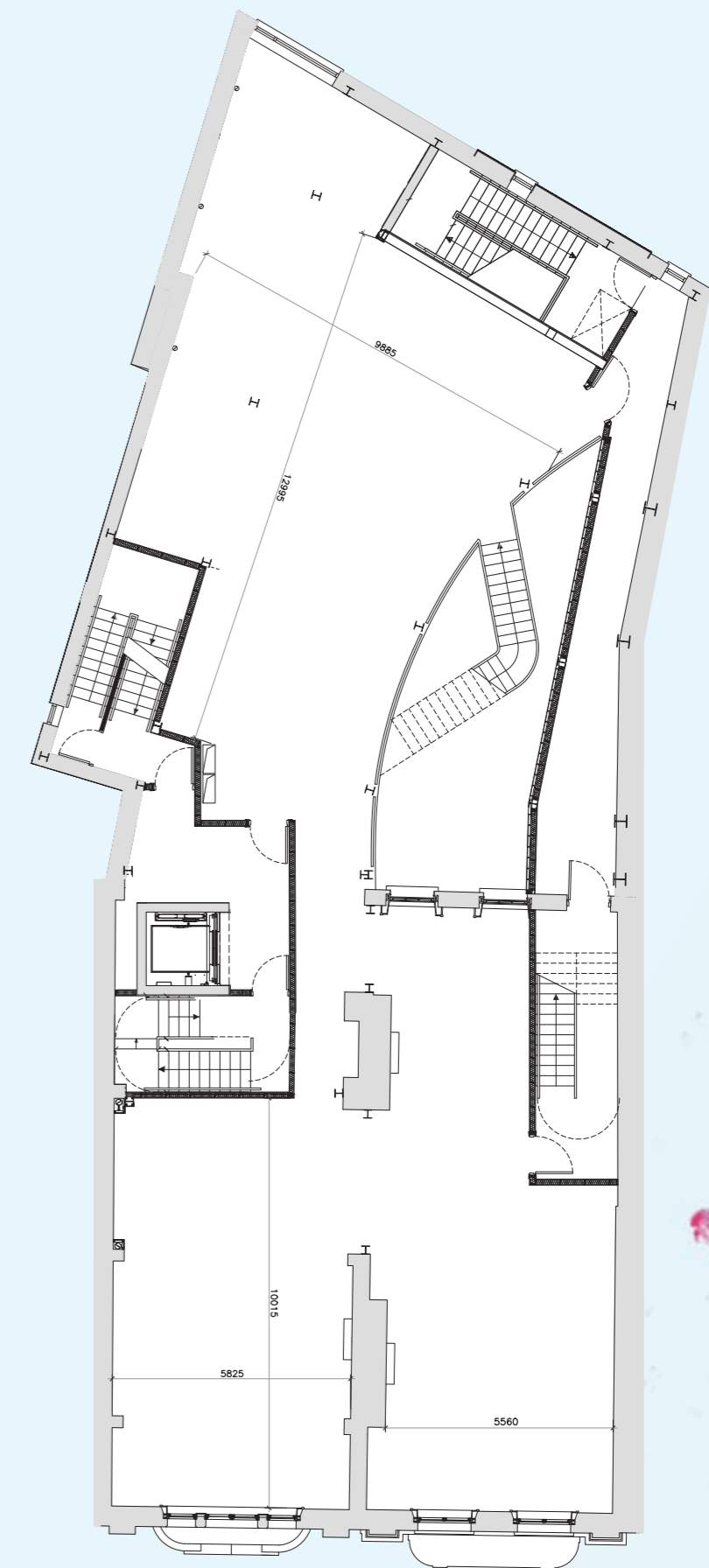
G R A F T O N S T R E E T

Ground Floor
291.3 SQ M (3,136 SQ FT)



G R A F T O N S T R E E T

First Floor
298.7 SQ M (3,215 SQ FT)



G R A F T O N S T R E E T

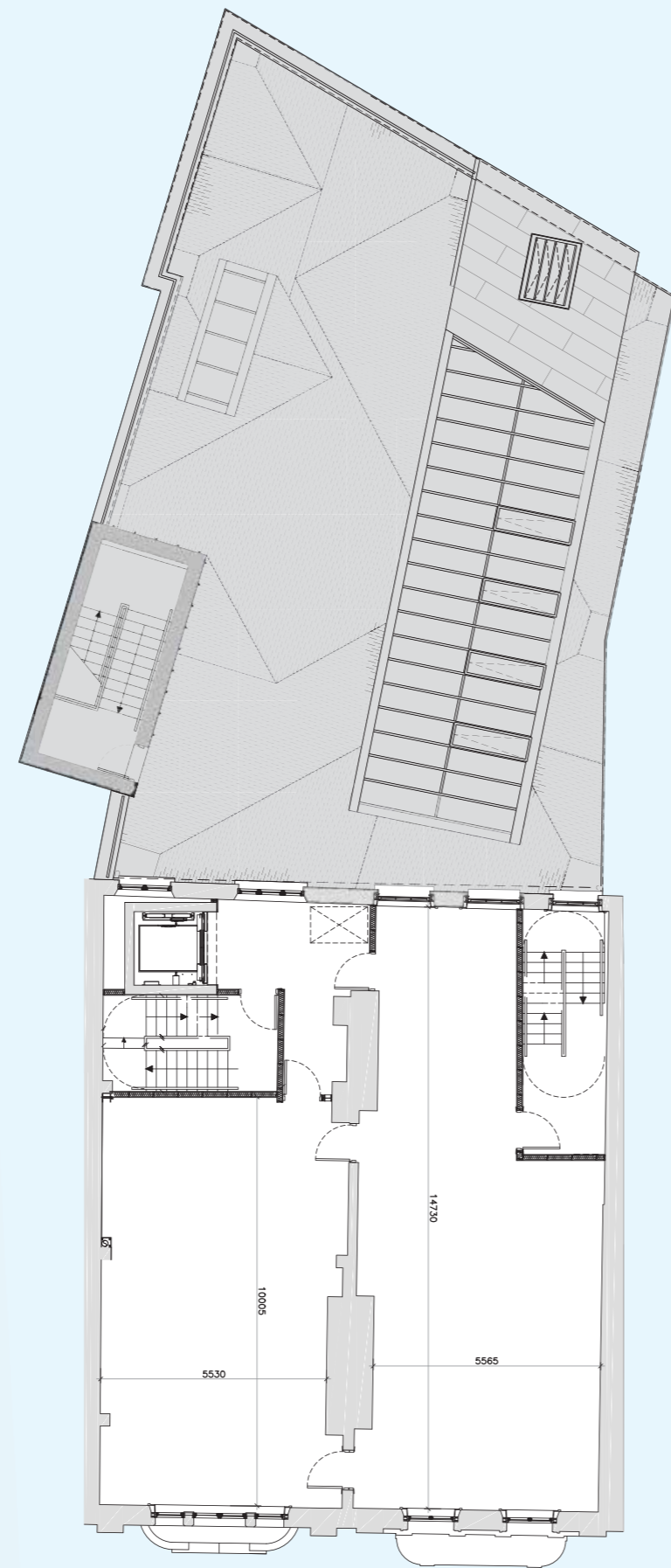
Second Floor
263.4 SQ M (2,835 SQ FT)

FLOOR PLANS

RETAIL SPACE	SQ M	SQ FT
GROUND	291.3	3,136
FIRST	298.7	3,215
SECOND	263.4	2,835
SUBTOTAL (NIA)	853.4	9,186

ANCILLARY SPACE	SQ M	SQ FT
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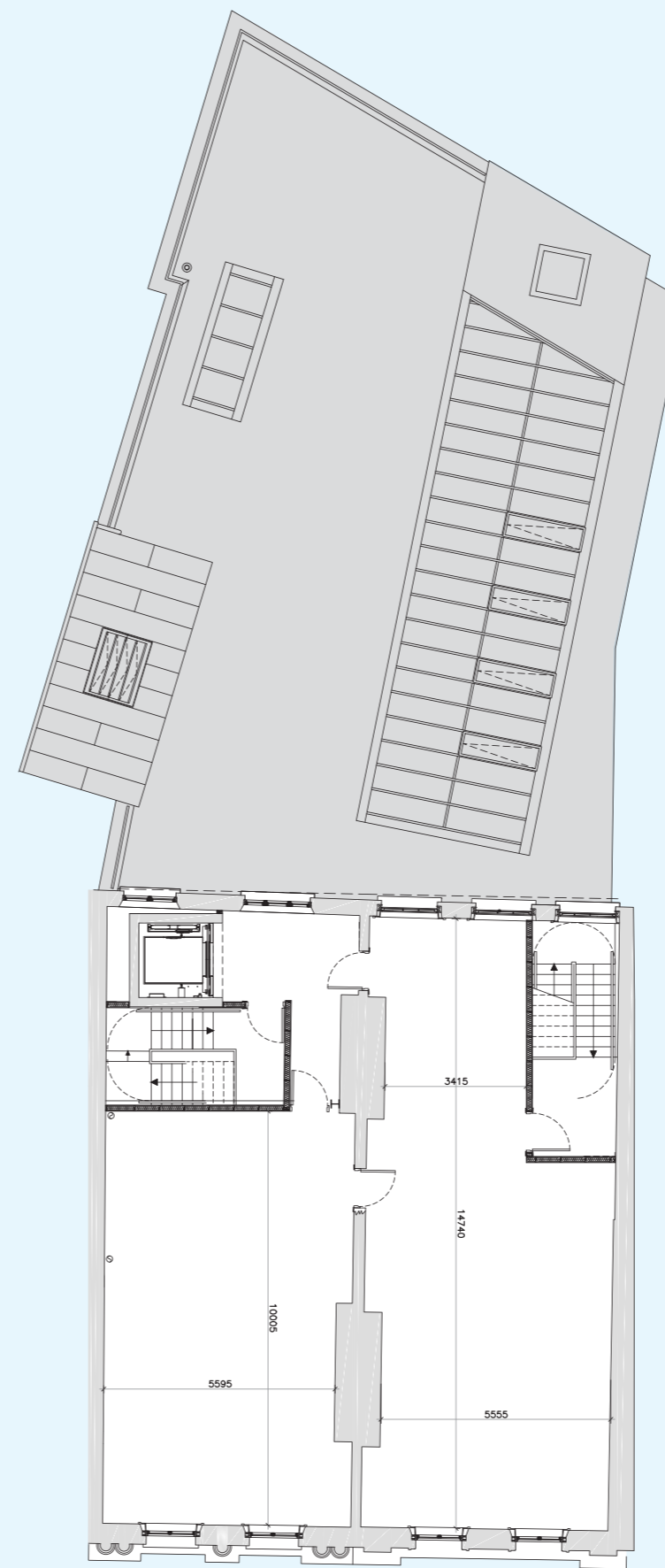
* INCLUDING PLANT SPACE



G R A F T O N S T R E E T

Third Floor

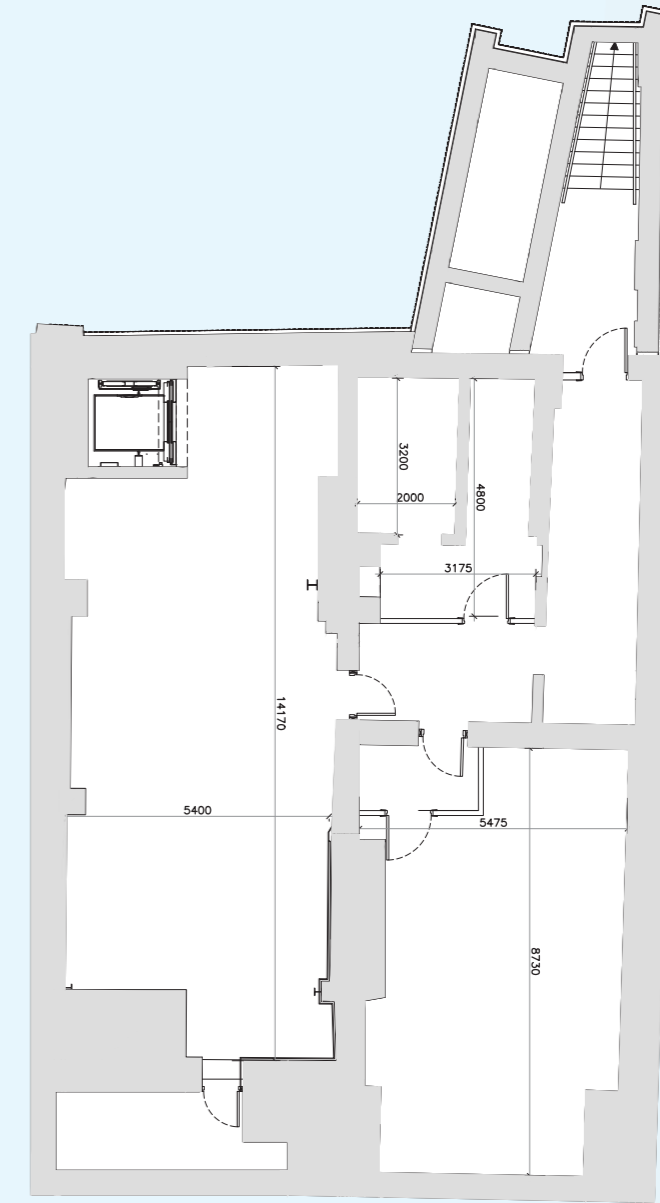
129.7 SQ M (1,396 SQ FT)



G R A F T O N S T R E E T

Fourth Floor

132.8 SQ M (1,429 SQ FT)



G R A F T O N S T R E E T

Basement

123.3 SQ M (1,327 SQ FT)
including plant space

AN IRISH LIFE PROPERTY



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