



# Prime Docklands F&B Opportunity To Let

Grand Canal Quay,  
Dublin 2



THE MALTHOUSE

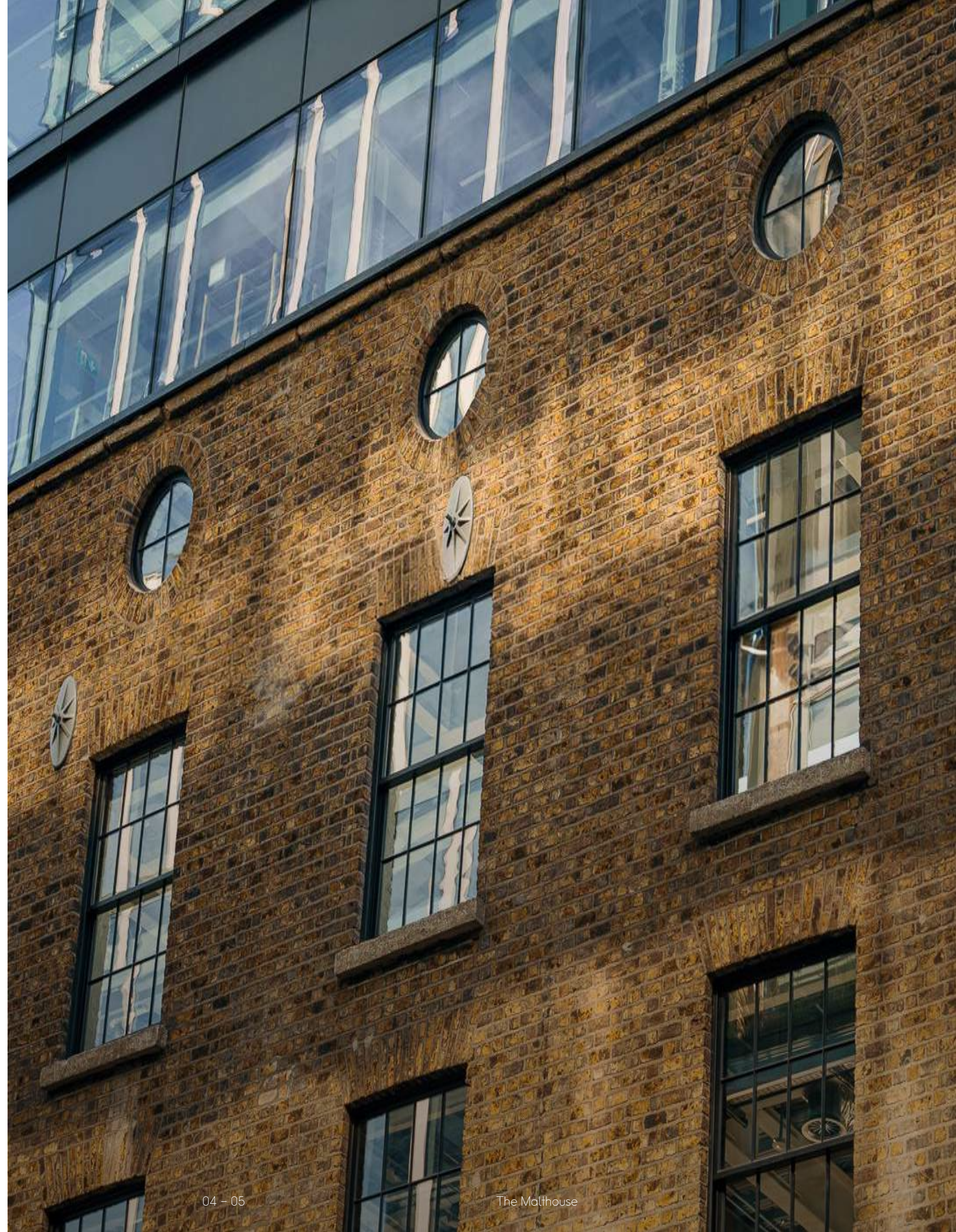
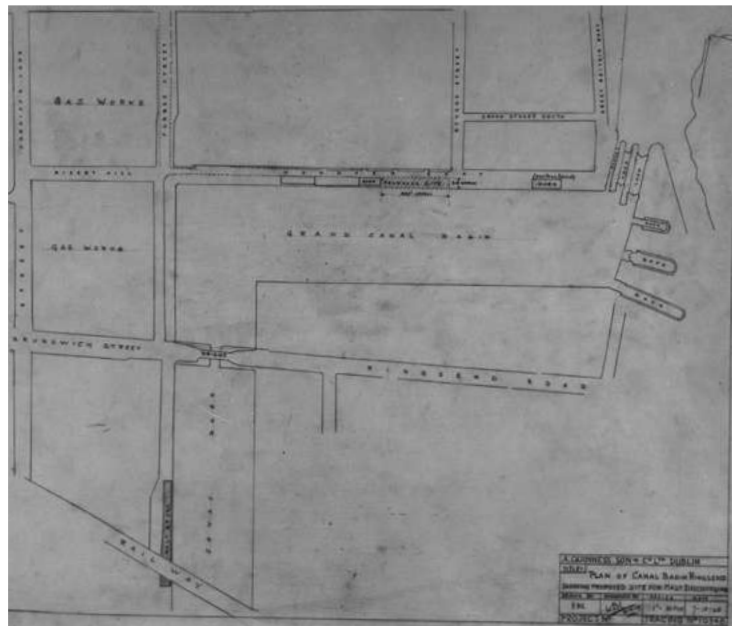
Built on history.  
Designed for business.



THE BUILDING

# A historic landmark

Built in 1859 by the Guinness family, The Malthouse is a Docklands landmark where barley was once turned into malt for brewing the legendary 'Black Stuff', a tradition that lasted into the mid-20th century.



# A signature F&B space in Dublin's thriving Docklands

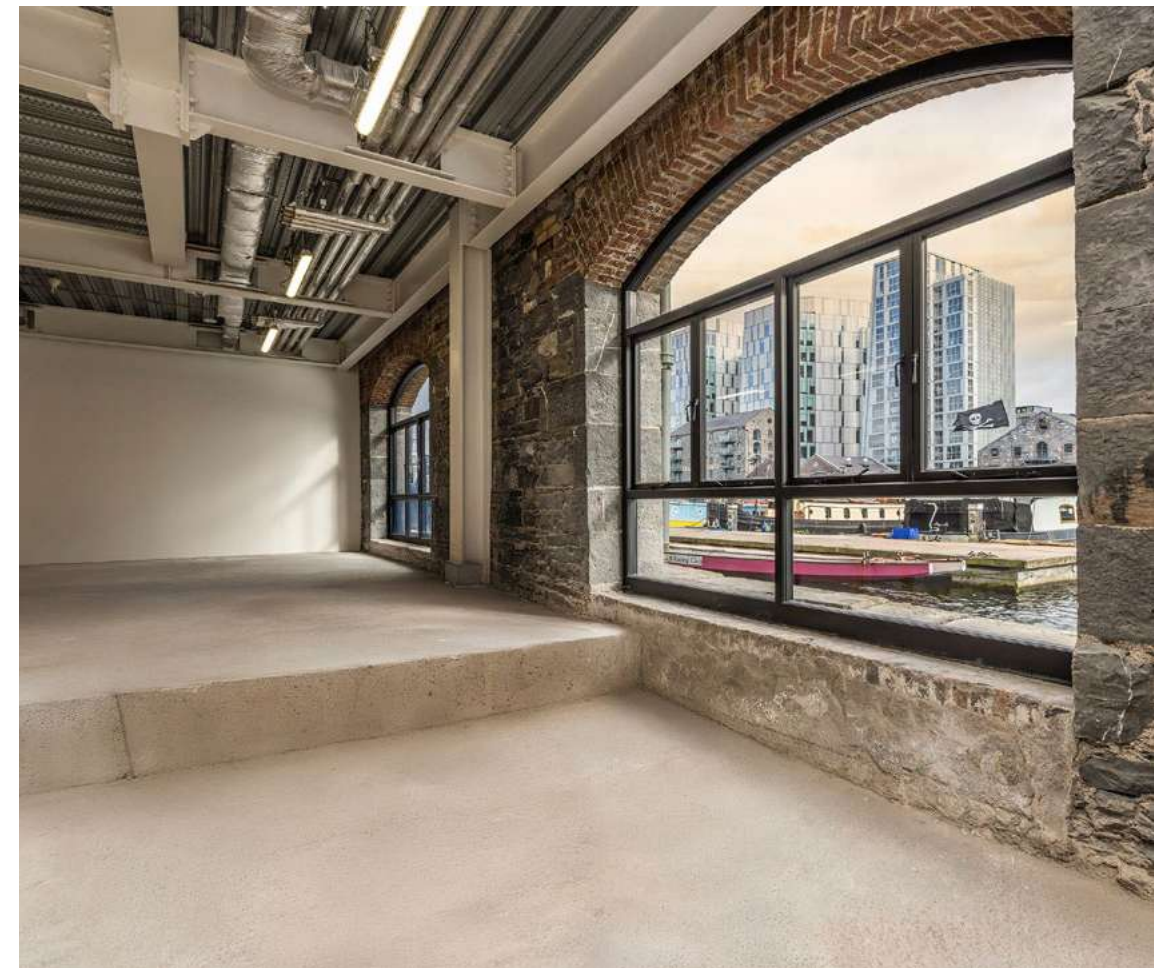


At the heart of this well-established CBD, The Malthouse offers a ground-floor F&B space with breathtaking views of Grand Canal Dock. Set within an ever-evolving streetscape with regular footfall, it presents significant potential for an exciting café or restaurant.

THE SPACE

# A Place to Make Your Mark

On the water and filled with light, this space combines visibility, accessibility and outdoor potential – the ideal canvas for a standout destination.

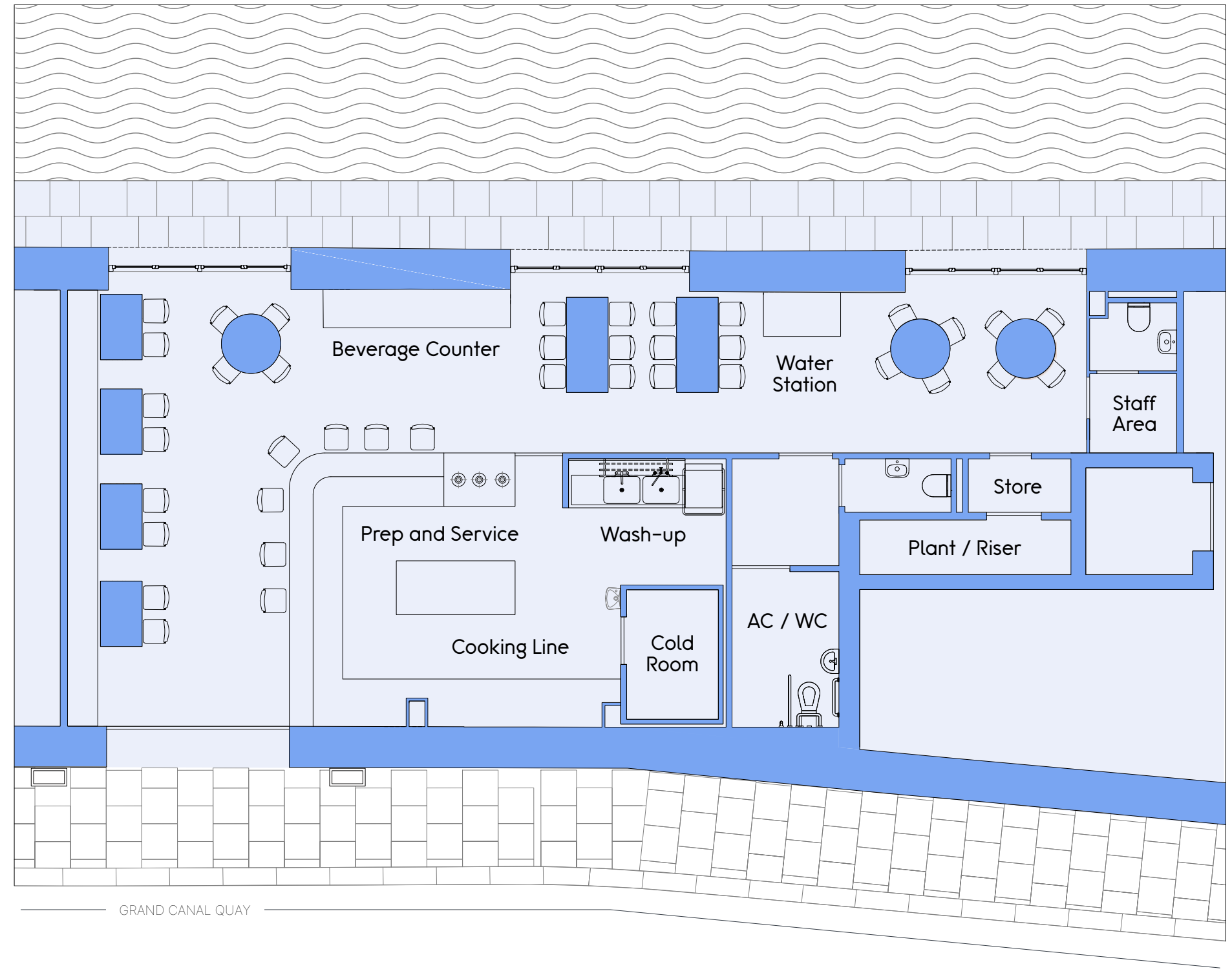
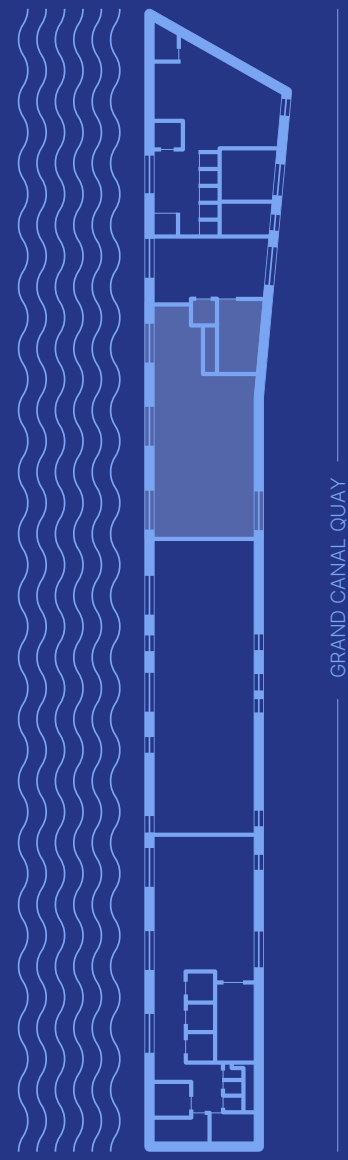


SITEMAP

1,267 sq. ft

Shell unit

Street level entrance



\* Indicative layout

# Set your Business Apart

Positioned among a well-established community, this F&B opportunity has been crafted to meet the highest standards of modern development, combining sustainability, efficiency and design excellence.

Location Space

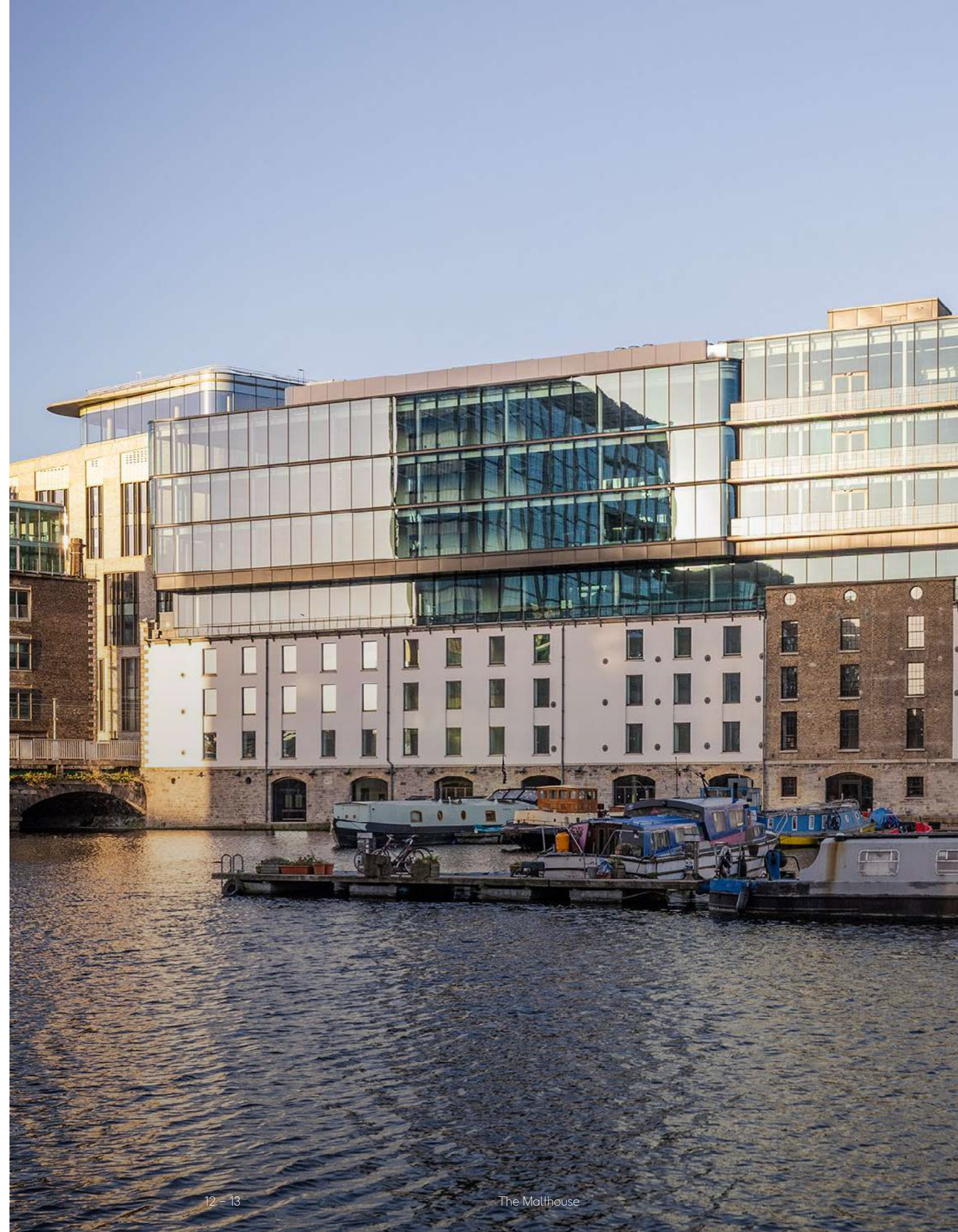
1,267 sq. ft.  
F&B space

Iconic Building



165+ years  
of history

Sustainability Rating





THE OPPORTUNITY

# Success is waiting

Position your brand at the heart of this Docklands destination, surrounded by local residents, office workers and a mix of international and domestic visitors. This is a place where vibrant footfall meets exciting opportunity.

Local Workforce

**40,000**

Local Residents

**26,000**

Theatre & Event Visitors Annually

**1.5 Million+**

An established food and drink scene that continues to evolve

Highly connected

**Easy to get to**

Waterfront Location

Dining

Al fresco dining opportunity



LOCATION

# A micro-city centre in its own right,



Extensive business community



Waterfront Lifestyle



Energetic local scene



Lir Theatre



Lively cafe culture



3Arena nearby



Bord Gáis Energy Theatre



Aviva Stadium nearby

# Dublin Docklands pulses with energy day and night

# Buzzing with life

Moments from the city centre, The Malt House is set in Dublin's most dynamic waterfront district, surrounded by theatres, restaurants, and more.

## LOCAL HIGHLIGHTS

Cultural and sporting destinations that bring constant energy to the Docklands:

- 1 Aviva Stadium
- 2 Bord Gáis Energy Theatre
- 3 Lir Academy
- 4 3Arena
- 5 Convention Centre Dublin
- 6 Grand Canal Dock

## LIFESTYLE & LEISURE

Neighbourhood favourites offering everything from relaxed dining to destination experiences:

- 1 BrewDog Dublin Outpost
- 2 Mackenzie's
- 3 Milano
- 4 Herbstreet
- 5 Forbes Street by Gareth Mullins
- 6 Nutbutter Grand Canal Dock
- 7 il Valentino Bakery & Cafe
- 8 Charlotte Quay
- 9 Allta
- 10 The Art of Coffee

## HOTELS

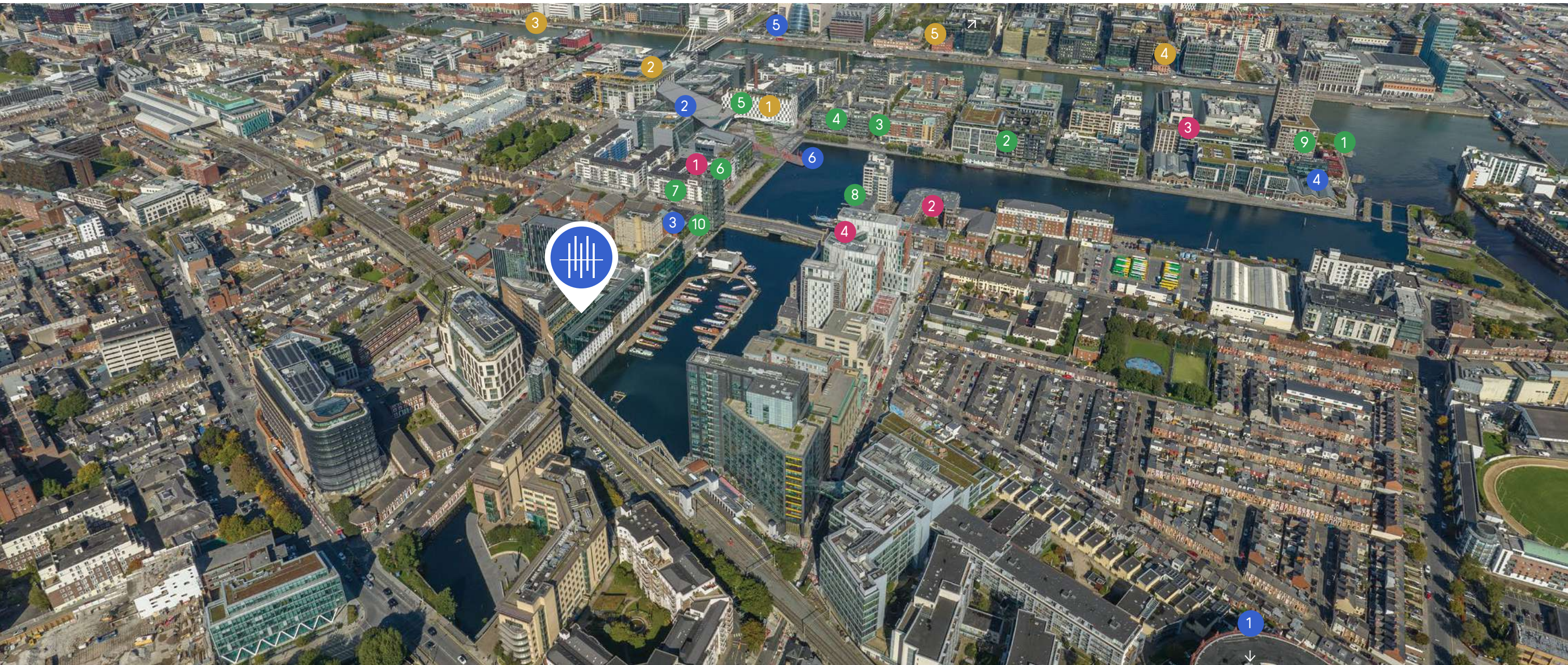
Premium accommodation options supporting strong weekday and weekend trade:

- 1 The Marker Hotel
- 2 Clayton Hotel Cardiff Lane
- 3 Hilton Garden Inn
- 4 The Mayson
- 5 The Samuel Hotel

## COMMUNITY & RESIDENTIAL

A growing population of residents and professionals right on the doorstep:

- 1 Alto Vetro
- 2 The Waterside Apartments
- 3 Capital Dock Residences
- 4 Boland's Mills Residences



EXPERIENCE

A waterfront  
experience designed  
to be remembered.



\* Indicative layout

# Contact

## LETTING AGENTS



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