

BRINGING A DUBLIN ICON BACK TO LIFE

INTRODUCING

# THE FACTORY AT



A COMMUNITY & ARTS SPACE

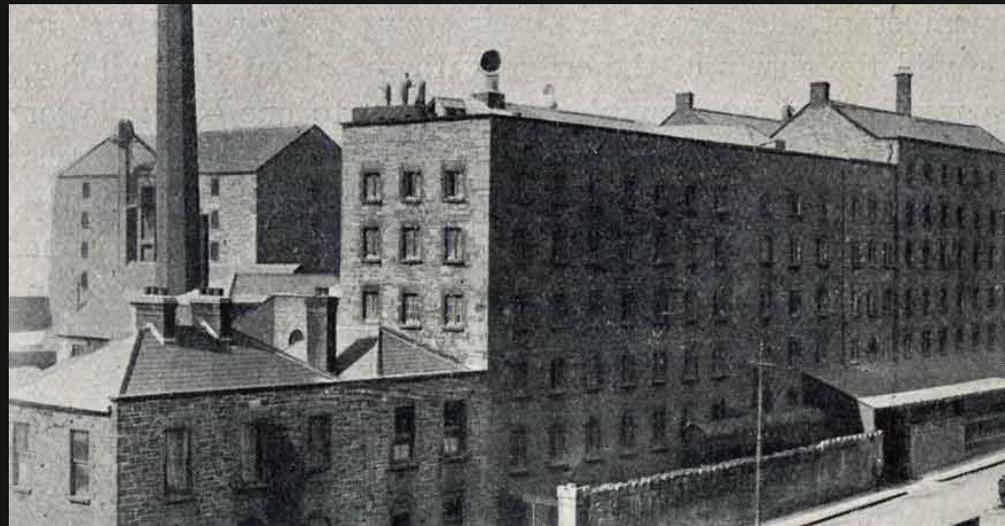
# WHERE COMMUNITY TAKES CENTRE STAGE

Looking out to Grand Canal Dock, The Factory building has been a landmark on Dublin's cultural map for years. Legendary names like The Bolshoi Ballet, U2, and David Bowie have spent time here, recording and rehearsing.

The Factory has also nurtured some of Ireland's most talented actors and film-makers, demonstrating a rich history of fostering local talent.

From early 2025, the newly renovated Factory is ready to inspire the next generation of creatives. This storied space will be available for local groups to book for a variety of creative, educational, community and cultural activities.

Be part of the next chapter in The Factory's story!



# MISSION

---

The Factory is a cultural resource for all, dedicated to continuing the creative legacy of The Docklands. A versatile hub for all forms of expression, The Factory is designed for flexibility - a blank canvas for the voices, sounds, and rhythms that shape our community.

---

# THE FACTORY IS A TWO-STORY BUILDING THAT OFFERS:

- 3 flexible spaces to accommodate a variety of activities, from small workshops to larger-scale events.
- Original vaulted ceilings flood the space with natural light, creating a space where ideas can take flight.
- Comfortable lounge areas and a communal kitchenette for breaks and casual gatherings.



# WE'VE DESIGNED THE FACTORY FOR EVERYONE



Adjustable lighting throughout caters to different sensory needs and creates the perfect ambiance for any event.



Accessible restrooms equipped with baby-changing facilities.



Secure lockers offer convenient storage during classes and workshops.



A pin entry system provides seamless and secure access to the spaces.

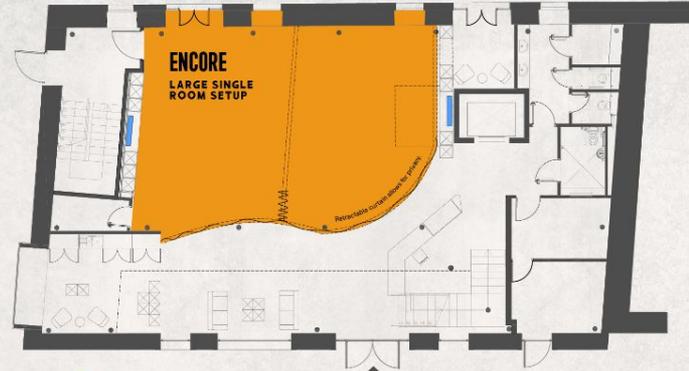


The Factory spaces are available for bookings 7 days a week.

# ENCORE (LOWER LEVEL)

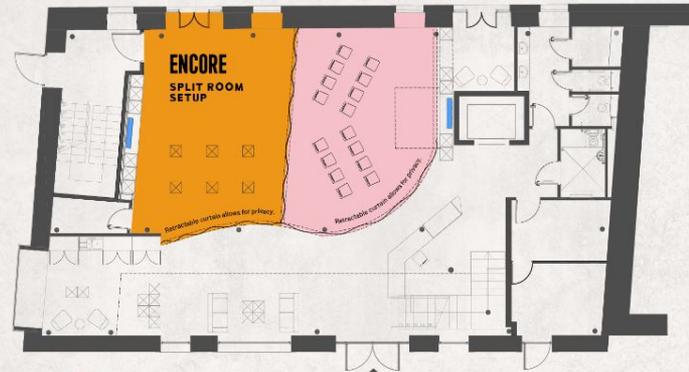
Flexible space to facilitate discussion and ideation.  
Ideal for talks, meetings, workshops and conferences.

- Max. Standing Capacity: 129
- Tech: 65" screen with Google TV streamer connection
- Size: 13.7m x 12.7m
- Ceiling height: 2.4m
- Furniture available: 30 stackable chairs, 2 tables
- Cost per hour: €30



65" Screen

ENTRANCE FROM  
J.P. BOLAND LANE



65" Screen

ENTRANCE FROM  
J.P. BOLAND LANE

ENCORE

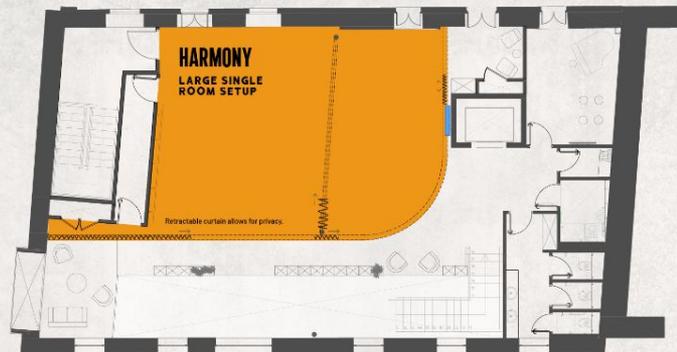


# HARMONY (UPPER LEVEL)

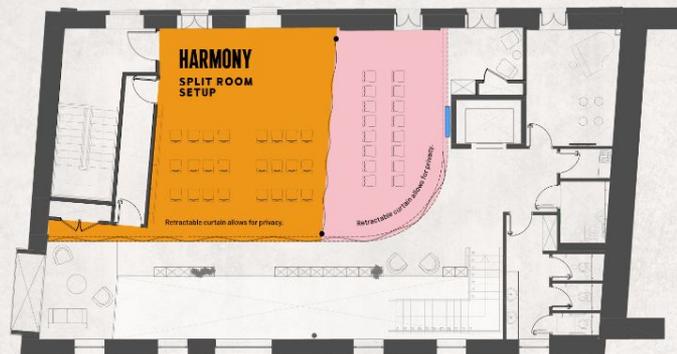
Flexible space featuring specialised flooring and equipment for rehearsals and performances. Ideal for dance, theatre, yoga and group exercise classes.

- Access to canal facing balcony\*
- Max. Standing Capacity: 60
- Equipment: ballet barre and mirrored wall
- Tech: 65" screen with Google TV streamer connection
- Chromecast connection
- Size: 12.1m x 10.2m
- Vaulted ceiling height: 6m
- Furniture available: 30 stackable chairs, 2 tables
- Cost per hour: €20

\* Must be requested in advance



● 65" Screen



● 65" Screen

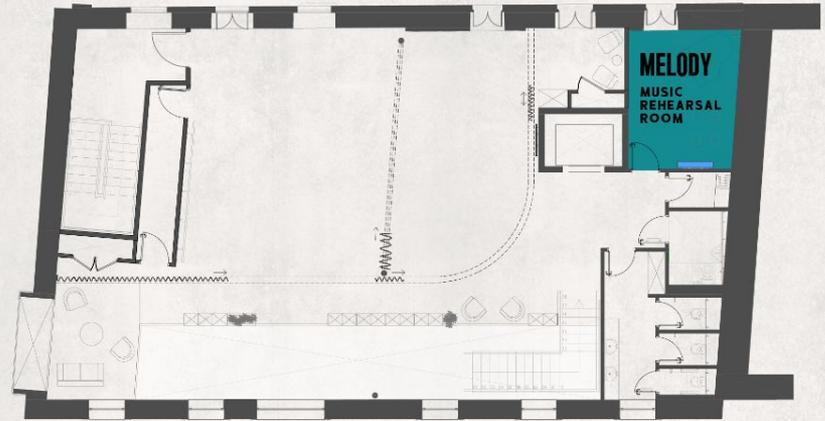
HARMONY



# MELODY (UPPER LEVEL)

Private space suitable for music rehearsals,  
with adjustable lighting and digital piano.

- Suitable for music lessons and rehearsals
- Size: 4 x 4m
- Cost per hour: €10



● 65" Screen

# ELIGIBILITY

## To be eligible to book a space at The Factory, the proposed activity must be:

- For cultural, educational, community, and/or permitted entertainment uses.
- Compatible with the functional use of the space.
- Aligned with our mission to provide a welcoming space for all. See prohibited activities\* below.
- Accommodated in a way that ensures the public health, safety, and welfare of all occupants of the bookable space and the premises.
- Accommodated in a way that doesn't interfere with other activities or enjoyment of other occupants of The Factory and the neighbouring buildings.

## The facilitators must:

- Be fully Garda vetted if interacting with minors or vulnerable adults. Evidence of Garda vetting must be provided when booking events involving the supervision of minors and/or vulnerable adults.
- Be an adult (18+) or have a legal guardian present.
- Comply with certain insurance obligations which are required for certain activities.
- Propose activities that primarily serve the Docklands, and wider Dublin 2 and 4 areas.
- All booking requests are subject to Terms & Conditions which will be shared pending approval.

**\*The following activities are prohibited:** Abseiling / Aerial or suspension based activity / Animals onsite, apart from assistive animals / An activity that requires a special permit or licence, unless prior approval is obtained from The Factory team / Events for profit, including but not limited to fundraising events, unless prior approval is obtained from The Factory team. / Events that evangelise any ideology or religion / Events connected to recent conflicts, geopolitical affairs, or sensitive social issues / Gambling events and activities / Overnight events or sleepovers / Political events or campaigns / Personal social gatherings including but not limited to showers, birthday parties, family reunions etc. / Use of fire including but not limited to candles, incense, open flames, flammable liquids, sharp objects or weapons, fireworks, pyrotechnics, aerosols.

# POLICIES & LIMITATIONS

**WE WANT EVERYONE TO ENJOY THE FACTORY. THESE GUIDELINES HELP ENSURE A SAFE AND POSITIVE EXPERIENCE FOR ALL.**

## **ALCOHOL**

Planning an event where alcohol is served to over-18s? If so, we need to know in advance to ensure you have the appropriate level of staffing and monitoring in place for a smooth event.

Also, please note that alcohol sales aren't permitted on the premises under any circumstances due to licensing laws.

## **TAKING CARE OF OUR SPACE**

We kindly ask that you leave the space clean, tidy and as you found it, ready for the next group to enjoy.

Event bookers are responsible for any damage that might occur in The Factory building or on the Bolands Mills estate as a result of an event. For larger events, we may ask for a security deposit.

## **FEES**

In addition to the hourly booking fee and depending on the type of event, other charges may be necessary and will be flagged early in the booking process (e.g. extra cleaning, security).

## **STEERING COMMITTEE**

A committee helps ensure The Factory runs smoothly and remains a vibrant community hub.

We trust that everyone will treat the space with respect. In the unlikely event that our guidelines aren't followed, the committee may need to step in and revoke a booking licence.

## **TERMS & CONDITIONS**

By booking with us, you're agreeing to our terms and conditions and signing a binding agreement.

This includes both legal terms and housekeeping to make sure everything runs smoothly.

# BOOKINGS

For more information on how to book The Factory,  
please visit our website at: [www.bolandsmills.com](http://www.bolandsmills.com)

Contact us at: [factory@bolandsmills.com](mailto:factory@bolandsmills.com)

THE FACTORY AT BOLANDS MILLS



THE FACTORY AT BOLANDS MILLS

**THANKS A MILL**

