

Unit 1 St Olave's Centre Malahide Road, Kinsealy Co. Dublin

RETAIL UNIT TO LET



- Prominent retail unit within the popular development comprising 12 commercial units and 32 residential homes
- Flexible lease terms available
- Good road frontage onto the busy Malahide Road
- Suitable for variety of uses

- Two dedicated car park spaces available with the unit as well as ample customer parking
- Beautiful natural light from three sides of the unit
- Unit is currently vacant and ready for occupation





LOCATION

Portmarnoo

St Olave's is located only 5 minutes' drive from Malahide Village and 10kms from Dublin City Centre. Its prominent location on the Malahide Road enables the centre to act as a catchment for the adjoining towns and villages of Portmarnock, Malahide and Swords.

The St Olave's Neighbourhood Centre also benefits from 32 residential units within the scheme along with the adjoining residential developments of Abby Well, Coopers Wood, Emsworth Park and Kinsealy Business Park. In addition, it has quick access to both Portmarnock DART station and Dublin Airport.

DESCRIPTION

St Olave's is a high end superb mixed use development situated in the growing community of Kinsealy. Excellently located fronting onto the Malahide Road, St Olave's has been designed in an L shape with a village style setting and beautifully landscaped open space to the front.

The development in total comprises 12 units made up of 5 own door offices, 5 retail units, a crèche and a gym. The development is located within an exclusive scheme which also includes apartments and townhouses which have all been sold previously.

The unit itself commands a prime position within the development with superb frontage onto the Malahide Road with as many as 10,000 passing cars on a daily basis. The unit extends to c. 105sq.m is regular in shape and has an open plan retail area along with kitchenette and wc facilities. The property also benefits from 2 dedicated basement car parking spaces as well as ample customer parking. Recessed spot lights and wooden flooring have been provided throughout the retail area along with GFCH.

Unit 1 also benefits from beautiful natural light from three separate sides of the unit.

LEASE TERMS

Flexible lease terms.

BER

BER C3. Certificate available upon request.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agent.

CONTACT

For more information and inspection, please contact **Helena Kelleher** or **Sean Dillane** at Kelly Walsh Property Advisors & Agents on 01 6645500 or email **helena@kellywalsh.ie** or **sean@kellywalsh.ie**



Vew from road

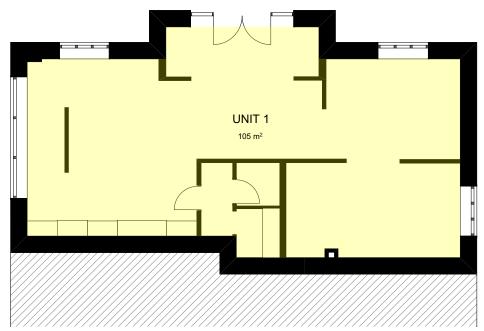
KINSEALY

(M50)





FLOORPLANS



* Note: Floorplan not to scale. Reference only. Prospective Tenants are specifically advised to verify the floor areas and undertake their own due diligence in this regard.





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