

TO LET

MARSHALL YARDS, EAST ROAD, DUBLIN 3

Retail Opportunities

- Unit 01 – 65.5 sq m (705 sq ft).
- Unit 02 – 99 sq m (1,066 sq ft).
- Unit 03 – 181.2 sq m (1,950 sq ft).
- Foodhub/café/exhibition space – 706.5 sq m (7,605 sq ft).
- All units are located on the Ground Floor facing out onto East Road.

Location

Marshall Yards is located on East Road, Dublin 3, providing excellent visibility. The area is within a short walking distance of Dublin Docklands, a central district. There are ample transport links servicing the area, including the LUAS, various Dublin Bus services, and nearby bus stops.

CUSHMAN & WAKEFIELD

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Unit 12, Fairgreen Shopping Centre, Barrack Street, Co. Carlow

Property Description

Units are in shell condition with shop fronts under place. Marshall Yards is a vibrant mixed-use development situated on East Road, Dublin 3. Comprising nine blocks with heights ranging from 3 to 15 storeys. It includes 554 rental apartments, enterprise spaces, retail units, a food hub/cafe/exhibition space, residential amenities, and a creche. The development is designed to foster community interaction with a new central public space and a central residential podium courtyard.

Rates

Commercial rates for this property are yet to be rated.

Service Charge

Service Charge is yet to be confirmed.

Rent

Rent is on application.

Insurance

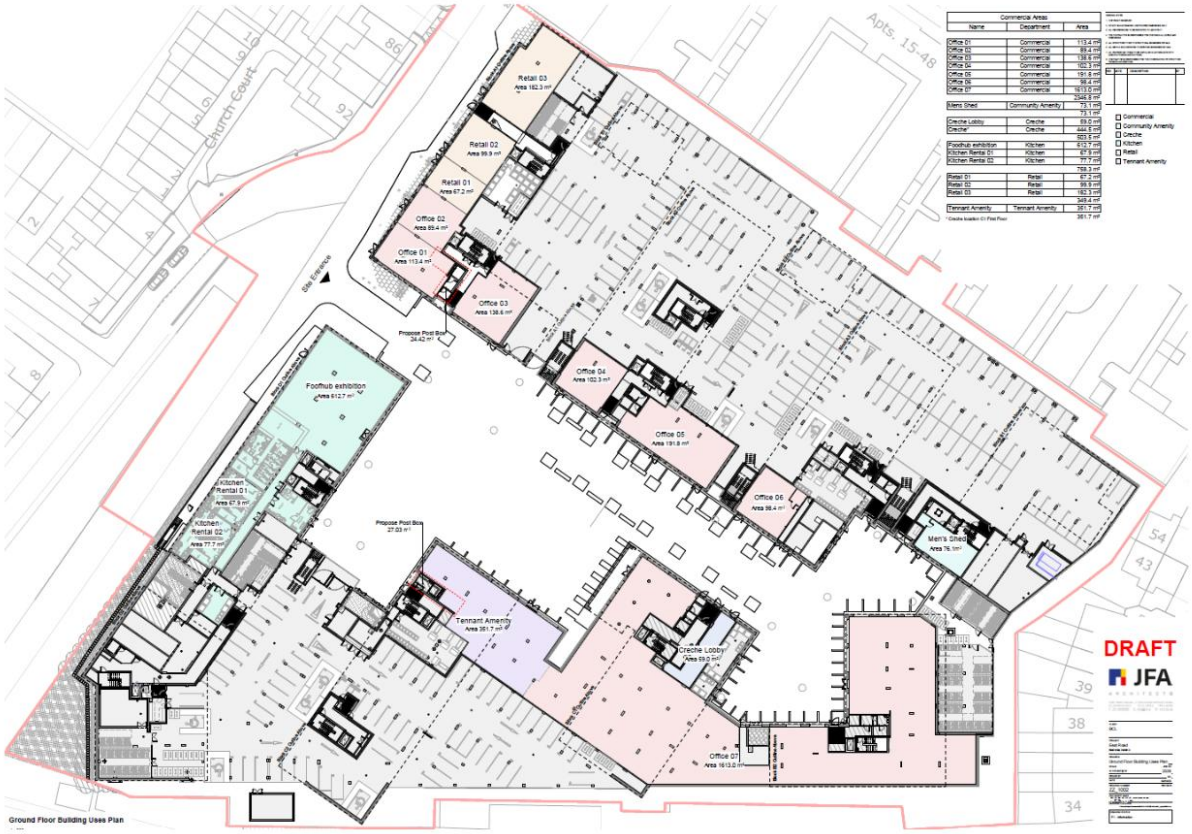
Insurance are yet to be confirmed.

Viewings

Strictly by appointment only through sole leasing agents Cushman & Wakefield.

BER

The BER is yet to be confirmed.



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