



TO LET Retail Warehouse Commercial Unit

Unit 1, Aldi Retail Centre, Long Mile Road, Dublin 12.

c.8,854 sq.ft.



REAL ESTATE
ADVISERS

QUANTA
CAPITAL

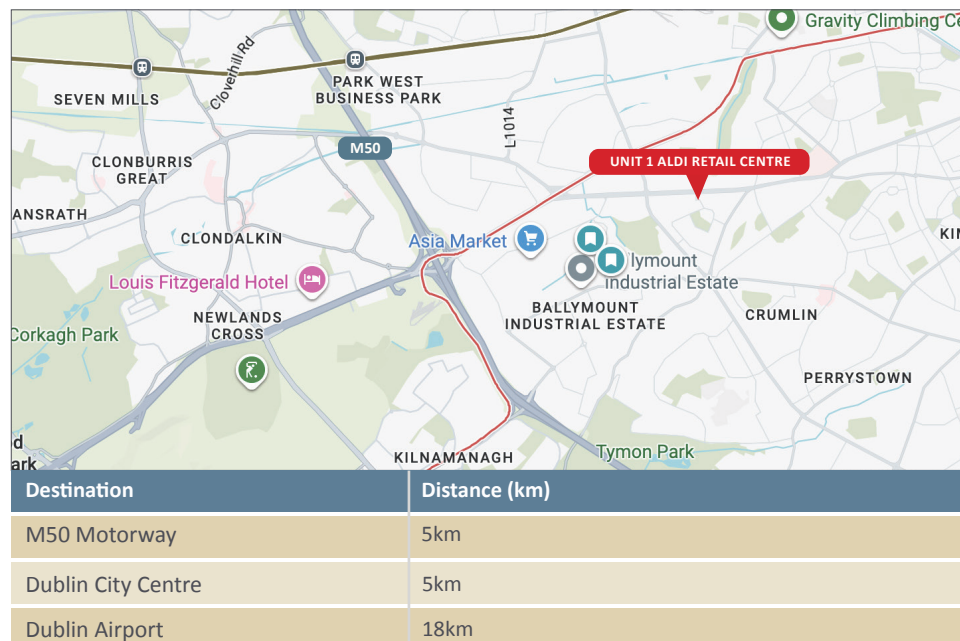
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Location

Located on the Long Mile Road, one of Dublin's best-known retail and trade destinations, this showroom benefits from exceptional visibility and accessibility in the heart of the city's established commercial district. The area is home to a wide range of national and international retailers, home improvement brands, motor dealerships and trade suppliers, making it a recognised destination for both trade professionals and retail customers. The property enjoys excellent transport links, with immediate access to the M50 motorway, the N7, and Dublin City Centre, providing convenient connections.



Location Highlights

The established commercial environment generates significant daily footfall and passing traffic, making it an ideal location for a high-profile showroom operation.

- Established commercial and retail destination in Dublin 12.
- High-profile frontage with excellent passing traffic.
- Immediate access to the M50, N7 and Dublin City Centre.
- Excellent public transport connections.
- Surrounded by leading retailers, trade suppliers and motor dealerships.
- Strong catchment serving both residential and commercial customers throughout Dublin and the Greater Dublin Area





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Property

An exceptional opportunity to lease a prominent showroom premises in one of Dublin's most established commercial locations. Extending to a generous floor area, the property offers a bright, open-plan showroom complemented by ancillary office accommodation, warehouse and extensive storage space, making it suitable for a wide variety of retail, trade or showroom uses (spp). The showroom features extensive glazed frontage, providing excellent natural light and maximum exposure to the high volumes of passing traffic along the Long Mile Road. Internally, the property has been maintained to a high standard, offering flexible accommodation that can be readily adapted to suit an incoming occupier's operational requirements.



Property Highlights

Prime showroom opportunity on Dublin's established Long Mile Road. The property benefits from a high-profile location with excellent prominence, strong passing traffic and immediate access to a well-established mix of national and international retailers.

- Steel portal frame construction.
- Double-height showroom space.
- Extensive glazed frontage providing exceptional brand visibility.
- High-quality retail and trade counter environment.
- Open-plan showroom with mezzanine providing flexible accommodation.
- Roller shutter loading door.
- High internal eaves height.
- Suspended ceilings with LED lighting.
- Excellent natural light throughout.
- Extensive customer parking.

Accommodation

Property	Size (sq.m.)	Size (sq.ft.)
Ground Floor	631.1 sq.m.	6,793 sq.ft.
Mezzanine Floor	191.5 sq.m.	2,061 sq.ft.
Total	822.6 sq.m.	8,854 sq.ft.



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LEASE TERM

New leases with flexible terms.

QUOTING RENT

Rents on Application.

COMMERCIAL RATES

The Tenant will be obliged to pay rates to the local authority upon occupation.

TIMING

Available immediately.

STRICTLY BY APPOINTMENT

Strictly by appointment with the letting agents.

BER



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