

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

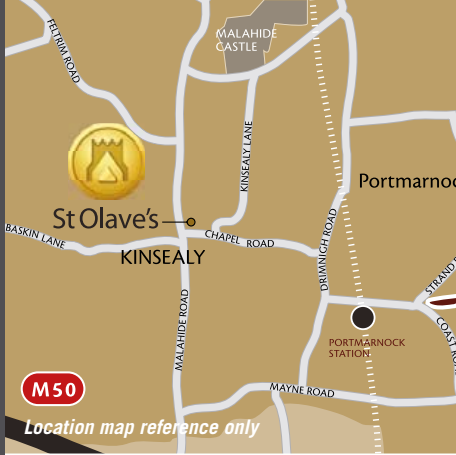
RETAIL UNIT TO LET



- 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



St Olave's Neighbourhood Centre



M50

Location map reference only



View from road



St Olave's

LOCATION

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



St Olave's



Aerial View of St Olave's



St Olave's

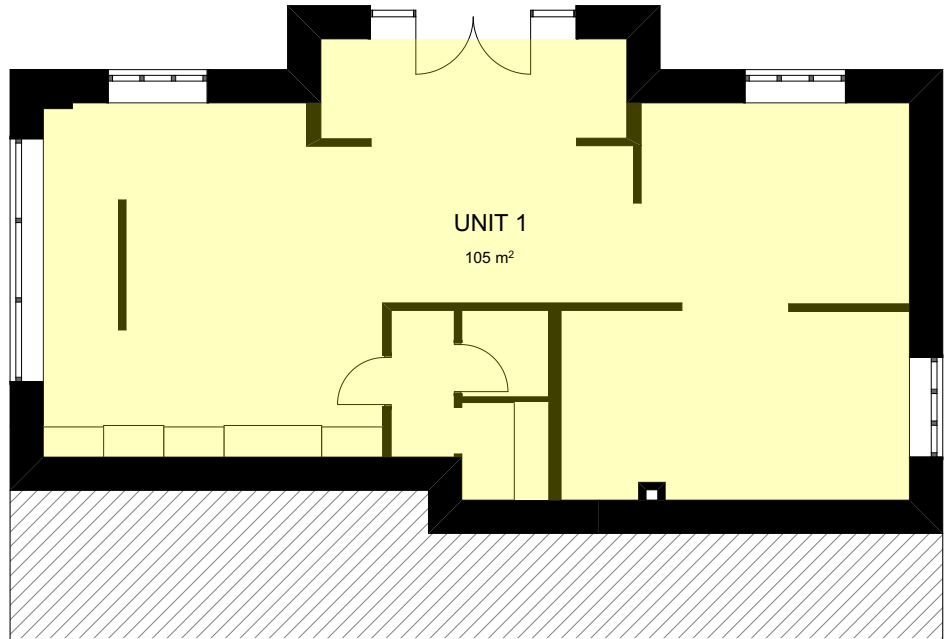


St Olave's



St Olave's

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.**



St Olave's



KELLY WALSH
property advisors & agents

PSRA Licence No: 002885

www.kellywalsh.ie

These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its principals or employees have any authority to make or give any representations or warranty in relation to the property.