

Unit 3 St Olave's Centre  
Malahide Road, Kinsealy  
Co. Dublin

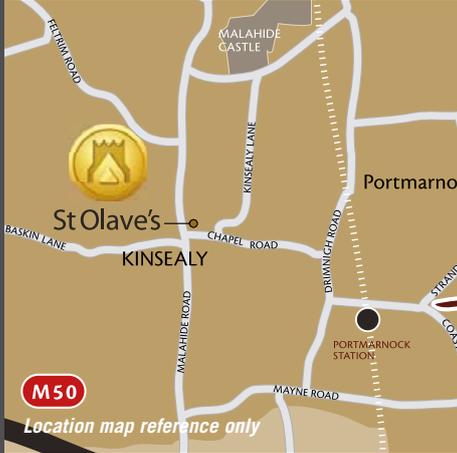
RETAIL UNIT TO LET



- 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
- Central location within the scheme overlooking the landscaped courtyard
- Currently trading as a bridal shop but available for immediate occupancy



St Olave's Neighbourhood Centre



M50

Location map reference only

## 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 extends to c. 103 sq.m is regular in shape and has an open plan retail area to the front along with an office and wc facilities to the rear.

Recessed spot lights have been provided throughout the retail area along with GFCH and laminate flooring throughout.

## LEASE TERMS

Flexible lease terms.

## BER

BER C3. BER No. 800024967  
Energy Performance Indicator:  
708 Wh/m<sup>2</sup>/yr.  
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](mailto:helena@kellywalsh.ie) or [sean@kellywalsh.ie](mailto:sean@kellywalsh.ie)



Interior



Interior



St Olave's



Aerial View of St Olave's



St Olave's

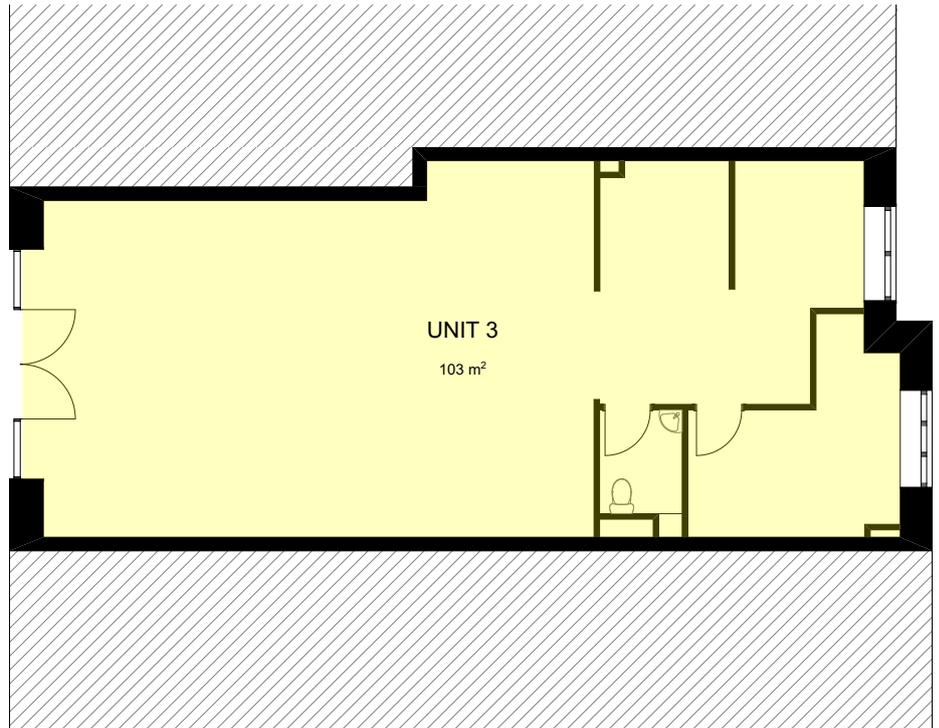


St Olave's



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## 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**  
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