

To Let

Unit 3 Red Cow Retail Centre

Robinhood Road, Dublin 22, D22 PY03



Opportunity to Acquire a Quality Retail Warehouse Adjacent to the Landmark Red Cow Moran Hotel Complex

- 726 sq. m.
- Scope to Install Additional Floor Internally (Subject to P.P.)
- Occupiers Include Dublin Harley Davidson, Lightvault, City Tiles & Bathrooms and X Music
- **BER C1**

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LOCATION HIGHLIGHTS

- Red Cow Retail Centre is a modern retail warehouse development situated in a pivotal position at the junction of Robinhood Road and Turnpike Road, adjacent to the landmark Red Cow Moran Hotel Complex at M50 Junction 9 (Red Cow / Naas Road [N7]).
- The Naas Road is one of the busiest arterial routes into Dublin city centre.
- The Red Cow LUAS Depot with substantial Park-N-Ride facilities is in close proximity to the property.

PROPERTY FEATURES

- This is an outstanding opportunity to locate in an already established retail warehouse development, adjacent to a well known landmark.
- Accommodation is laid out over two floors at ground and lower ground floor levels.
- The ground floor level fit-out includes heating.
- Customer parking is provided to the front at ground floor level and staff parking and goods access are provided to the rear at lower ground floor level.
- The building is attractively finished in architectural cladding together with extensive glazed panels and includes prominent signage podiums.
- Actively managed development.
- Intruder alarm installed.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION

Measurement Application - Gross Internal

	Sq. M.
Ground Floor	362
Lower Ground Floor	364
TOTAL	726

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

BER DETAILS

BER: C1

BER No.: 800410268

Energy Performance Indicator: 664 kWh/m²/yr

LEASE & ANNUAL RENT

On application.



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