



## Crosbie's Yard Basement Storage

Ossory Road, East Wall, Dublin 3, D03 A0X9

### Basement Level Shell and Core Unit

### Suitable for Storage Use

**3,477 sq ft**  
(323.02 sq m)

- Shell and Core Accommodation
- Secure Storage Space
- Serves City Centre Retail Units
- Established Residential Development
- Secure On-Site Parking

# Crosbie's Yard Basement Storage, Ossory Road, East Wall, Dublin 3, D03 A0X9

## Summary

<b>Available Size</b>	3,477 sq ft
<b>Business Rates</b>	Not Currently Rated
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Ample Car Parking
<b>BER Rating</b>	Upon enquiry

## Description

Block C, Crosbie's Yard, comprises a basement-level commercial unit.

The basement unit extends to c. 323 sq. m / 3,477 sq. ft and benefits from a private and secure setting within an established residential development.

The unit is presented in shell-and-core condition, allowing for a flexible fit-out tailored to an occupier's specific operational requirements.

Its central location provides an excellent opportunity for city centre retailers, e-commerce operators and trade contractors seeking secure, easily accessible storage accommodation close to their customer base and trading operations.

The property is available immediately and ready to receive tenant fit-out.

## Location

Block C, Crosbie's Yard is strategically located just off North Strand Road, within easy walking distance of Dublin City Centre.

The property is adjacent to Connolly Station, providing convenient access to DART and LUAS Red Line services, and is within close proximity to The Point Village and Croke Park.

The development is situated near key business hubs including EastPoint Business Park, the International Financial Services Centre and Dublin's CBD.

Several Dublin Bus routes serve both North Strand Road and West Road nearby.

## Accommodation

The accommodation comprises the following areas:

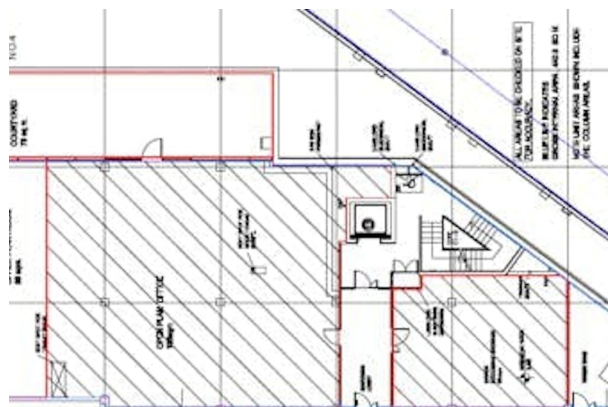
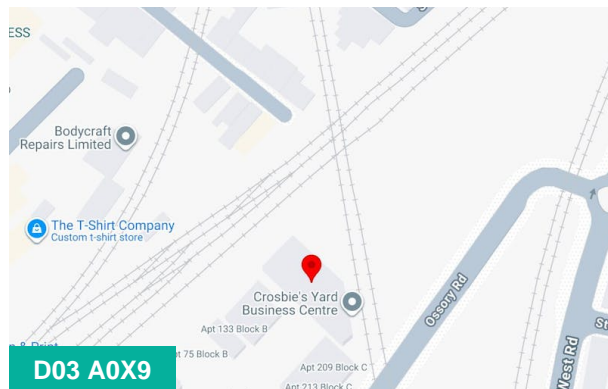
Name	sq ft	sq m	Availability
Basement - Storage	3,477	323.02	Available

## Viewings

Viewings by Appointment Only - Please contact Quinn Agnew

## Terms

New Lease - Flexible Lease Terms Available



## Viewing & Further Information



**Manus Agnew**

087-254 6391

[magnew@quinnagnew.ie](mailto:magnew@quinnagnew.ie)



**Andrew Houton**

087-425 9969

[ahouton@quinnagnew.ie](mailto:ahouton@quinnagnew.ie)