



Crosbie's Yard

Ossory Road, East Wall, Dublin 3, D03 A0X9

Ground Floor Crèche with Basement

Available Immediately

7,900 sq ft
(733.93 sq m)

- Shell and Core Fit-Out
- Planning Permission for Crèche
- Situated in Existing Residential Development
- Suit a Variety of Users
- Ample Car Parking
- Excellent Transport Links

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Summary

Available Size	7,900 sq ft
Rent	Rent on application
Business Rates	Currently not rated
Service Charge	€17,098 per annum
Car Parking	20 Car Spaces
BER Rating	Upon enquiry

Description

Block C, Crosbie's Yard, comprises a ground-floor commercial unit with planning permission for a crèche, along with a basement-level unit.

The commercial units form part of an established residential development extending to c. 336 sq. m / 3,617 sq. ft and 323 sq. m / 3,477 sq. ft respectively, with an additional external play area spanning 75 sq. m / 807 sq. ft.

The building benefits from a strong local catchment, providing occupiers with an immediate and consistent customer base.

The units are presented in mostly shell-and-core condition, with some parts partially fitted, allowing for flexible fit-out for incoming tenants.

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:

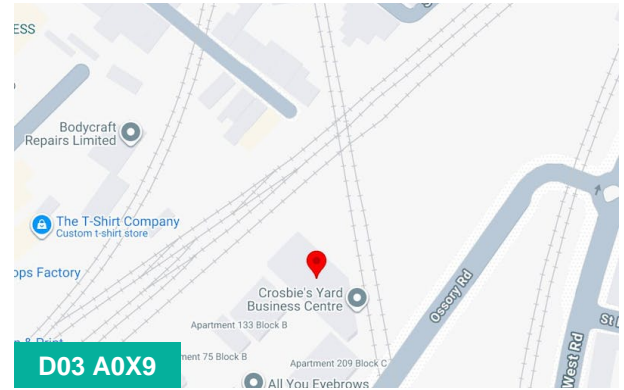
Floor/Unit	sq ft	sq m
Ground	3,617	336.03
Basement	3,477	323.02
Outdoor	807	74.97

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



Andrew Houton

087-425 9969

ahouton@quinnagnew.ie