



Crosbie's Yard Ground Floor Crèche

Ossory Road, East Wall, Dublin 3, D03 A0X9

Ground Floor Crèche

Available Immediately

3,617 sq ft

(336.03 sq m)

- Shell & Core Fit-out
- Planning Permission for Crèche
- Situated in Existing Residential Development
- Secure & Private Parking

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Summary

Available Size	3,617 sq ft
Business Rates	Currently not rated
Service Charge	N/A
Car Parking	Ample Car Parking
BER Rating	Upon enquiry

Description

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

The ground-floor unit extends to approximately 336 sq. m / 3,617 sq. ft and benefits from planning permission for childcare use, offering an excellent opportunity to establish a purpose-built facility within a well-established residential setting.

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

The unit is presented in shell-and-core condition, allowing incoming tenants complete flexibility in designing and fitting out the accommodation to suit their specific operational requirements.

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:

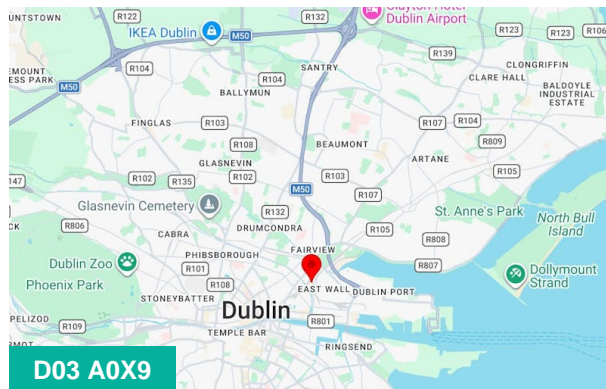
Name	sq ft	sq m	Availability
Ground - Creché	3,617	336.03	Available

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



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