



TO LET

RETAIL UNIT 4

Property Highlights

- Excellent retail opportunity in Block 5 of the new O'Devaney Gardens development in Dublin 7.
- The unit extends to approx. 147.34 sq. m (approx. 1,586 sq. ft) on the ground floor.
- The development will house a mix of 1,044 A-rated apartments.
- Practical completion for Phase One (which includes all retail units) September 2026.
- Quoting rent available on enquiry.

Property Description

- The overall development will be delivered in four phases and will encompass two new parks, dedicated cultural and community spaces, shops, a café and a crèche.
- The development has been designed to foster community spirit, enhance resident wellness, and provide a sustainable lifestyle.
- The project will be one of Europe's most sustainable developments. A key feature of the development is that the land usage will be optimised for living not driving.

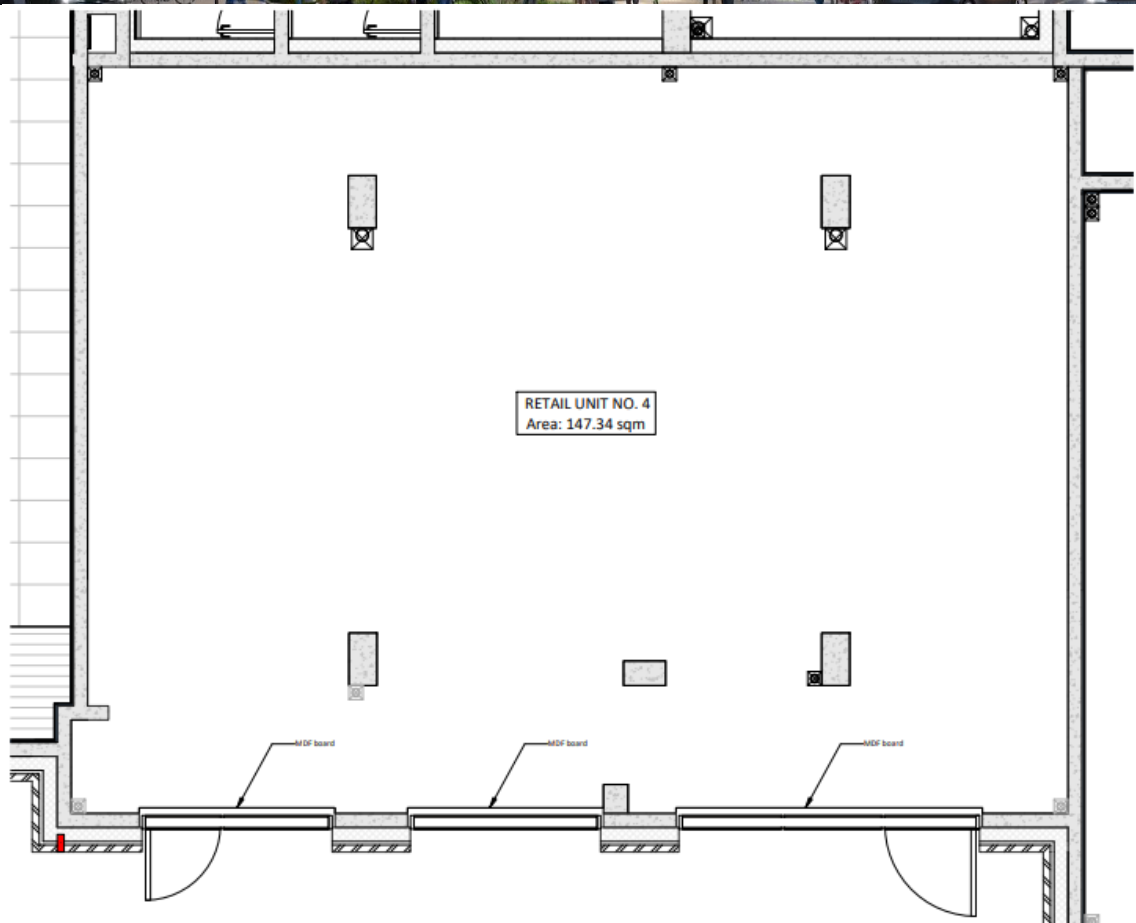


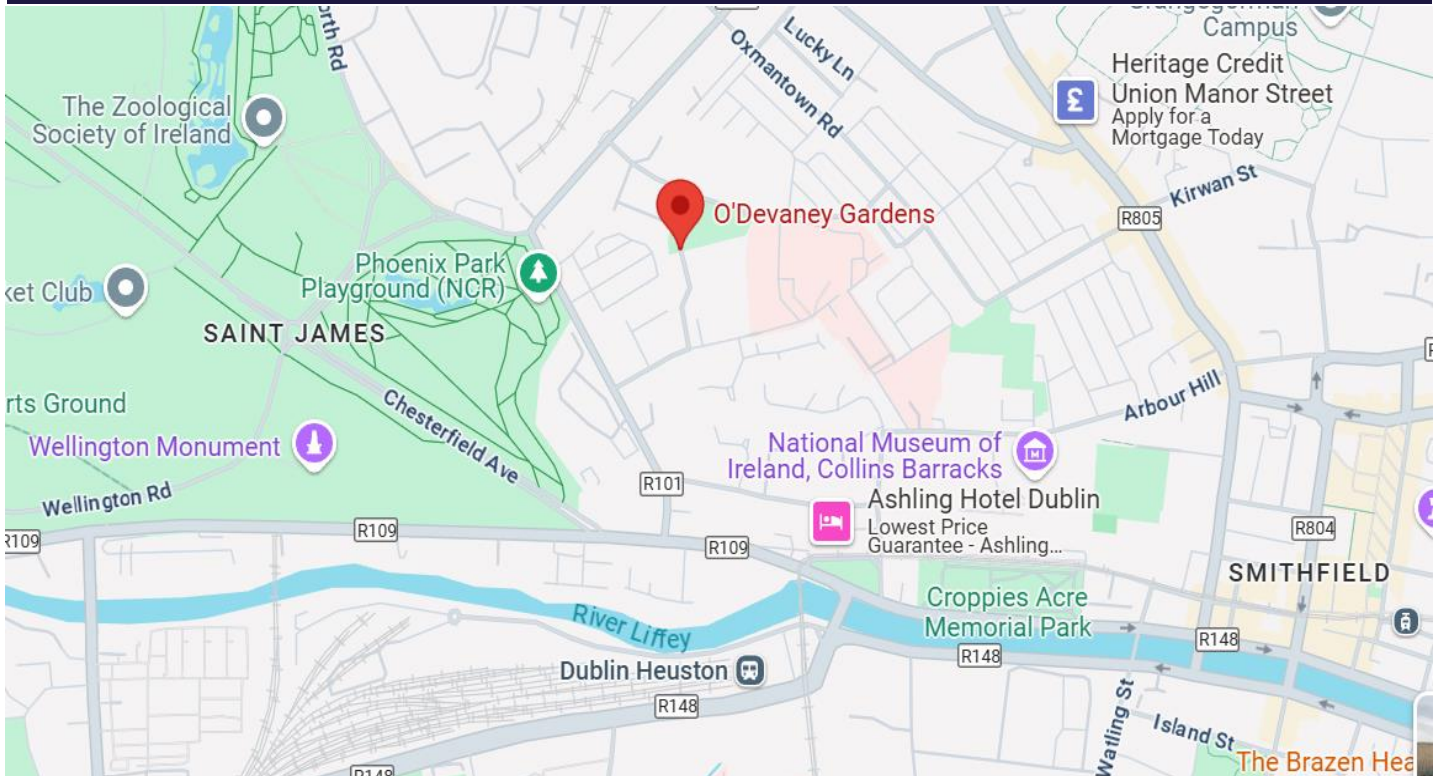
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Location

Located immediately adjacent to key national transport infrastructure, and less than 3km from O'Connell Street.

There is a bus service through the estate as well as multiple bus links serving the immediate area.

The Red Line Luas is a 10- minute walk away, providing easy access to the city centre.

Heuston Station is also less than 15-minute walk away.

Schedule of Accommodation

Unit	SQM	SQFT
Retail 4	147.34	1,586

Insurance

The insurance is TBC.

Service Charge

The service charge is TBC.

Commercial Rates

The commercial rate is TBC.

Quoting Rent

The quoting rent available on enquiry.

BER: Exempt



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