

TO LET

PRIME RETAIL / OFFICE OPPORTUNITY WITH REAR YARD IN A HIGH PROFILE LOCATION



214 - 218 HAROLD'S CROSS ROAD

Harold's Cross,
Dublin 6W

PRIME COMMERCIAL OPPORTUNITY IN
THE HEART OF HAROLD'S CROSS

HIGH PROFILE FRONTAGE ONTO
HAROLD'S CROSS ROAD

GROUND FLOOR RETAIL / OFFICE
EXTENDING TO C. 2,100 SQ.FT.

FIRST FLOOR RETAIL / OFFICE ACCOM.
EXTENDING TO C. 1,349 SQ.FT.

REAR YARD / CAR PARKING
A RARE FEATURE IN THIS LOCATION

EXCELLENT PASSING TRAFFIC AND
STRONG RESIDENTIAL CATCHMENT AREA

FLEXIBLE ACCOMMODATION SUITABLE
FOR A VARIETY OF USES

FRONTAGE EXTENDING TO C.16 M



BDM
Property

BER C2



LOCATION

THE SUBJECT PROPERTY IS SITUATED IN A PRIME COMMERCIAL POSITION ALONG HAROLD'S CROSS ROAD IN DUBLIN 6W, A WELL-ESTABLISHED AND HIGHLY SOUGHT-AFTER SUBURBAN LOCATION APPROXIMATELY 2 KM SOUTH OF DUBLIN CITY CENTRE.

Harold's Cross is a vibrant urban village benefitting from a strong mix of residential, retail and hospitality uses. The area has seen significant redevelopment over the last few years and enjoys high levels of both vehicular and pedestrian traffic.

The immediate vicinity is home to a range of established occupiers including cafés, restaurants, convenience retailers and professional services providers, contributing to a lively and well-supported commercial environment.

The location benefits from excellent connectivity, with numerous Dublin Bus routes servicing the area and convenient access to the City Centre, Rathmines, Terenure and the wider Dublin road network.

LEGEND



RETAIL



RELIGIOUS



SPORTS



PARK



COMMUNITY



EDUCATION



DESCRIPTION

THE PROPERTY COMPRISES A SUBSTANTIAL MIXED-USE COMMERCIAL BUILDING ARRANGED OVER GROUND AND FIRST FLOOR LEVELS.

The ground floor consists of a large, predominantly open plan retail/office space extending to approximately 2,100 Sq.Ft., benefitting from extensive frontage onto Harold's Cross Road and excellent natural light.

The first floor provides retail/office accommodation extending to approximately 1,349 Sq.Ft., suitable for a wide variety of uses.

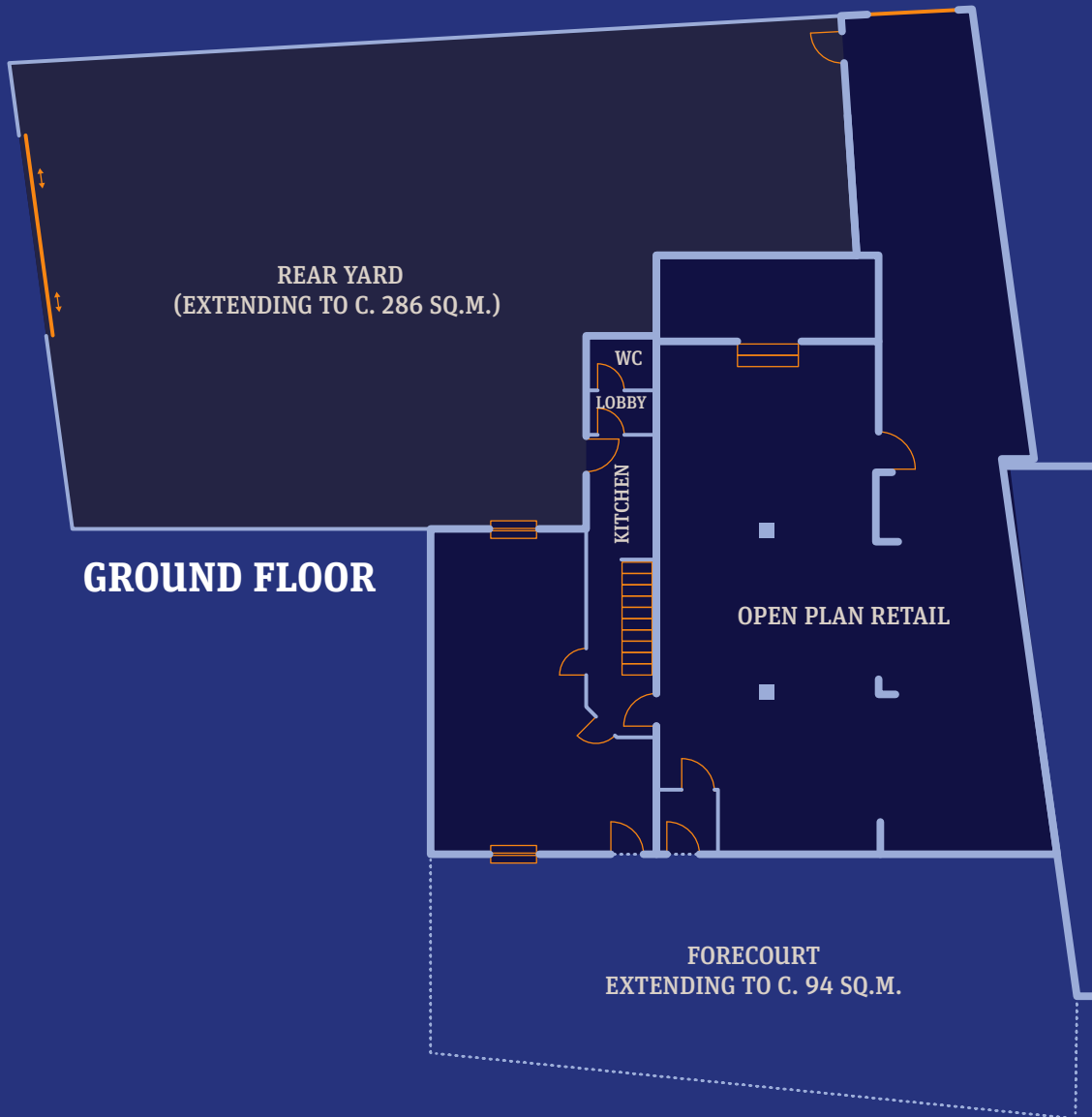
To the rear, the property benefits from a yard / car parking area, providing valuable servicing,

storage or parking provision, extending to c. 286 Sq.M. which is rarely available in this location.

The property also benefits from a front forecourt on Harold's Cross Road extending to c. 94 Sq.M.

Overall, the property offers a highly flexible opportunity suitable for a range of occupiers seeking a strong presence in a well-established and busy suburban village.

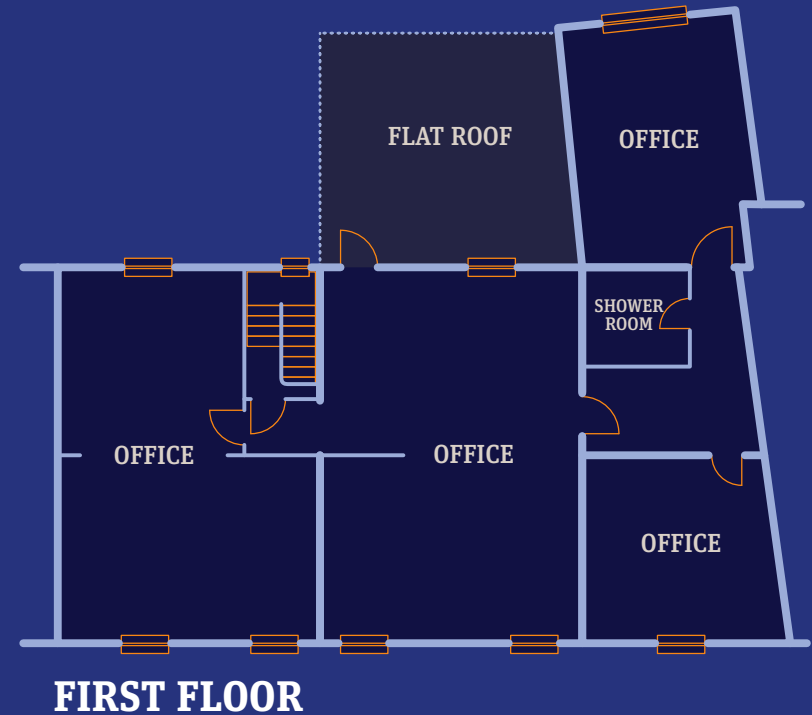
FLOOR PLAN & AREA



ACCOMMODATION SCHEDULE

FLOOR	DESCRIPTION	AREA (SQ.M)	AREA (SQ.FT)
GROUND FLOOR	RETAIL/OFFICE	195.15	2,100.56
FIRST FLOOR	RETAIL/OFFICE	125.34	1,349.19
TOTAL AREA		320.49	3,449.75

The layout provides a clear separation between retail and office accommodation, with the added benefit of rear access and yard / parking facilities.



TENURE

The property is available to let on a new lease.

RENT

On Application.

RATES

On Request.

BER



BDM Property

29 Dawson Street,
Dublin 2, Ireland.
PSRA Number: 003571

BDM PROPERTY OFFICE

P: +353 1 679 5265

E: info@bdmproperty.ie

W: bdmproperty.ie

PSRA: 003571

FURTHER INFORMATION

For further information and to arrange viewings, please contact the Sole Letting Agents BDM Property.

CATHAL KELLY

P: +353 1 679 5265

E: cathal@bdmproperty.ie

PSRA: 003571-009078

OISIN O'NEILL

P: +353 1 679 5265

E: oisin@bdmproperty.ie

PSRA: 003571-010702

DECLAN BAGNALL

P: +353 1 679 5265

E: declan@bdmproperty.ie

PSRA: 003571-006304

DISCLAIMER: These particulars are for guidance only and do not form part of all or any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this practice. We do not guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and other details contained herein and any prospective tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them.

