



Retail unit available to let.

Newly Built 388 Sq M Unit in Mixed-Use Development.



Excellent opportunity to lease a newly built retail unit



Situated within a large mixed-use development in south Dublin suburbs.



Open plan retail unit extending to 388 sq. m with glazing to front and rear of premises.



Suitable for many retail and showroom uses.

Mark Atkinson

+353 87 092 1098

Mark.Atkinson2@colliers.com

Mervyn Ellis

+353 87 286 4007

Mervyn.Ellis@colliers.com

Colliers

Hambleton House,
19-26 Lower Pembroke St
Dublin 2, Ireland
PSRA Licence No. 001223

Unit 2, The Joinery, Pottery Road, Dun Laoghaire, Co. Dublin

Location

The subject premises is located in The Joinery Pottery Road in Dún Laoghaire. The Joinery is a newly constructed mixed-use development comprising 78 apartments with two ground floor retail units. The adjoining retail is occupied by Timbercraft, the Kitchen Furniture supplier.

While the surrounding area is predominantly a residential area, Pottery Road is home to many leading international companies including Amgen and Embecta, while Mercedes Benz South Dublin also has a flagship showroom on Pottery Road.

Immediately north of the scheme is The Pottery office development where the RSA Driving Test Centre. Cara Pharmacy and Rahona Family Practice is also located opposite The Joinery. To the east is Bakers Point where Little Frieda's, TPC Women Only Gym and Spinal Injuries Ireland are located in what is predominantly an office development. Lidl is currently redeveloping their store which is due to reopen in Autumn 2026.

Description

The property comprises a ground floor retail unit extending to 388 sq. m. forming part of a new mixed-use development. The unit is presented in a shell condition with all mains services available. The unit benefits from extensive glazed frontage across the front and rear elevations, with the rear overlooking Clonkeen Park.

Accommodation

Floor	Sq. M	Sq. Ft
Ground	388	4,176.4
Total	388	4,176.4

Lease

A new 10 year lease will be granted with a deed of renunciation

Rent

On application

Rates

The premises does not have a valuation for rates purposes. The tenant will be liable for the rates, once the premises is rated.

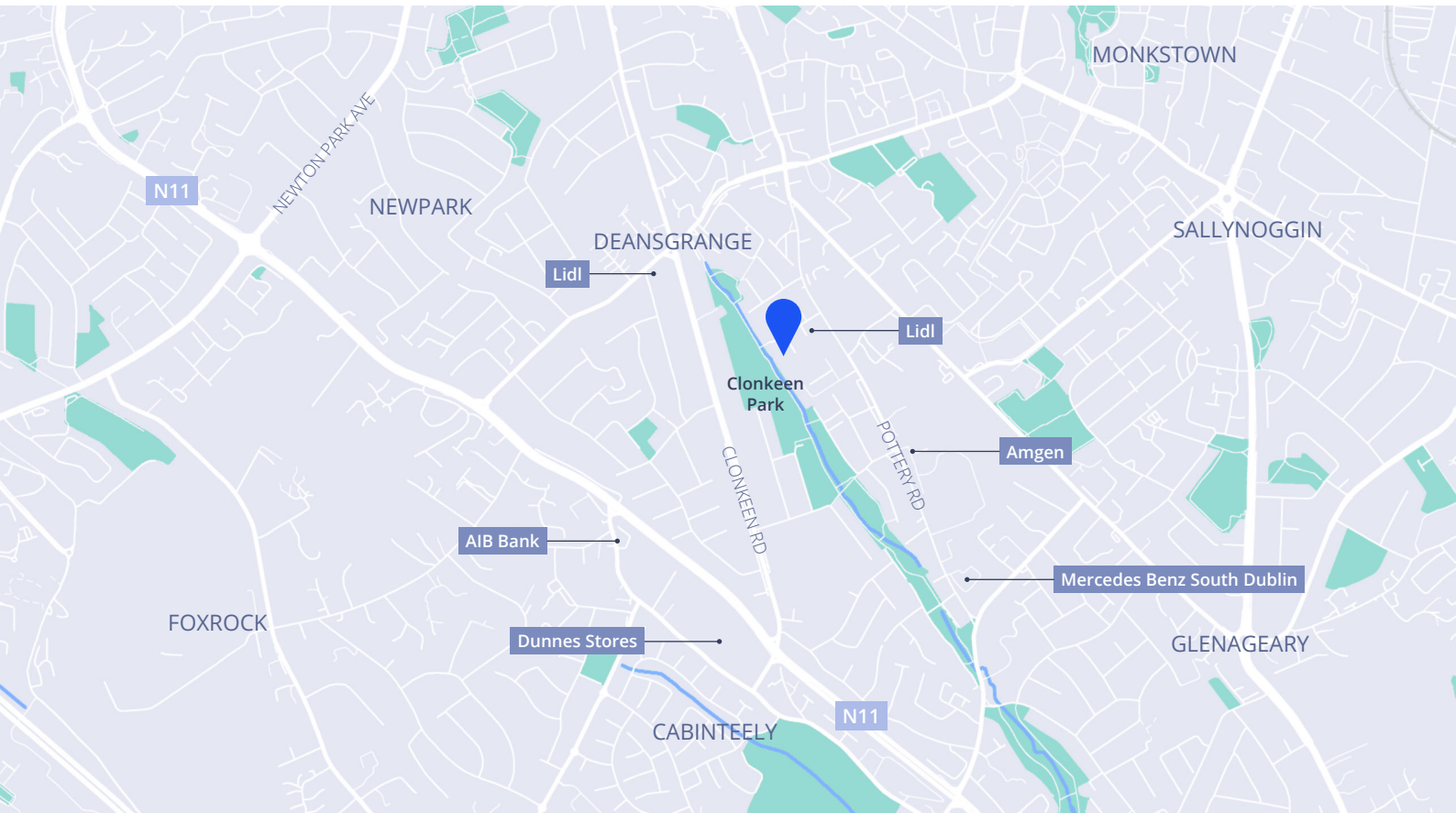
Service Charge

As the premises forms part of a mixed use scheme the occupier will be liable for service charge. The estimated cost for 2026 is €10,384.62 inclusive of VAT

BER



BER Number: 801135500



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