



TO LET

OFFICE 3, CLAREHALL SHOPPING CENTRE, CLAREHALL, DUBLIN 13

Property Highlights

- Office extending to approx. 2,560 sq. ft (238 sq m).
- Located externally above Clarehall Shopping Centre.
- Anchored by a high-performing Tesco Extra.
- Strong tenant mix including Eason, Holland & Barrett and McCabes Pharmacy.
- 880 on-site car parking spaces.
- 9km north-east of Dublin City Centre along the Malahide Road.

Property Description

Office 3 comprises a self-contained office unit extending to approximately 2,560 sq. ft (238 sq. m), located externally above Clarehall Shopping Centre. The unit was previously occupied by HBV Studios and is available on a new lease.



Contact

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Location

Clarehall Shopping Centre is located approximately 9km north-east of Dublin City Centre on the Malahide Road, one of the main arterial routes connecting the city centre to north Dublin. The centre serves a large residential catchment including Clarehall, Donaghmede and Balgriffin, with excellent accessibility and extensive on-site parking.

Rates

Commercial rates for this property are TBC.

Service Charge

Service Charge is approximately €6,243 per annum.

Insurance

Insurance is TBC.

Rent

Quoting rent is €34,000 per annum.

Viewings

Strictly by appointment only through sole leasing agents Cushman & Wakefield.

BER

BER Rating: TBC

