



Munch
by Munasabat

thetennings

ROCKFIELD
CENTRAL



TO LET

Rockfield Central retail unit available to let.

Excellent opportunity to lease a 45 sq. m. former café space in a large mixed-use development.

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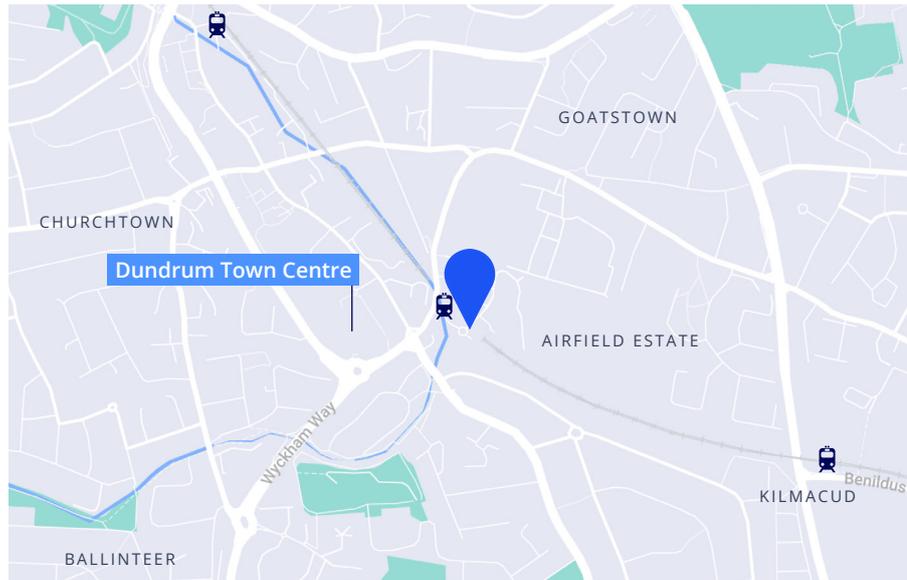
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Unit 3, Block 13 East, Rockfield Central, Dundrum, Dublin 16

Location

The subject premises is located in Rockfield, a large mixed-use development which is well located at Balally LUAS stop. The unit overlooks the LUAS Platform with adjoining retail occupiers including 3BFIT, Mace Convenience Store, Rockfield Pharmacy, Yoga Dublin and The Tanning Shop. Further retail units are located at street level which includes Brickyard Gastropub, Grindstone Café and Balally Barbers. Rockfield also serves as the main access, via the LUAS, to Dundrum Town Centre which in return commands high volumes of footfall. Rockfield is also very accessible by car with 450 car spaces over 2 levels.



Description

The premises was previously a small café extending to c 45 sq. m. The space is partially fitted with serving counter and preparation kitchen.

Accommodation

Floor	Sq. M	Sq. Ft
Ground	45	484.37
Total	45	484.37



Lease:

A new 10-year lease will be granted

Rent:

On Application

Service Charge:

We understand that the service charge is €2,592.

Rates:

We understand that the rates bill is €7,514.



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