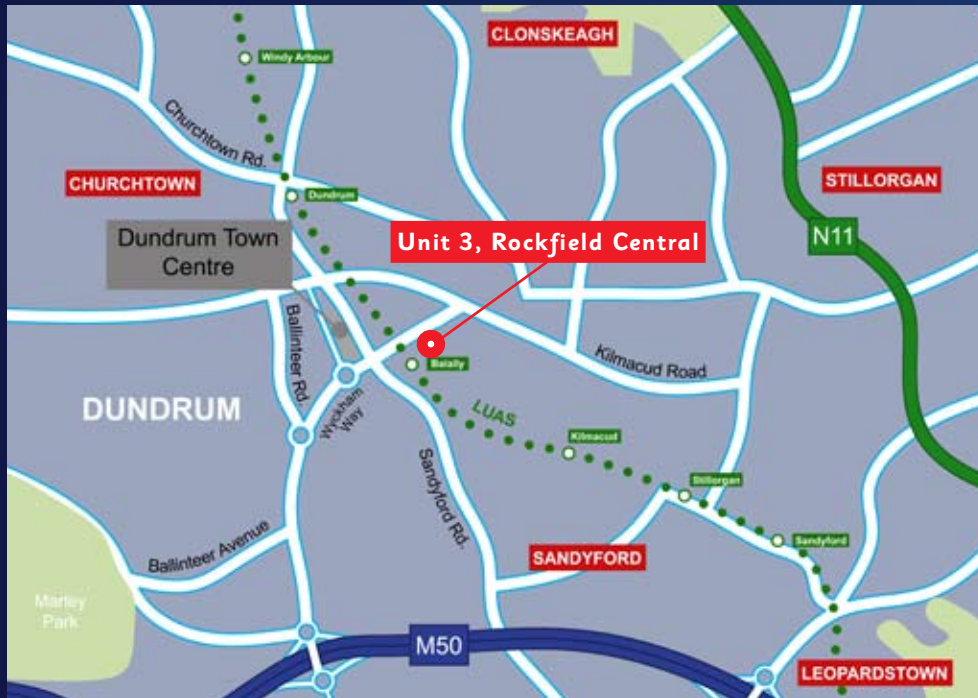


Unit 3, Rockfield Central
Dundrum, Dublin 14



Retail Unit with Active Footfall
c. 45sq.m. / 485sq.ft.





Location:

Unit 3 is in an excellent location situated next to Rockfield Pharmacy among other retail providers within the Rockfield Development. The Development is located at the Balally Luas Stop and is the main stop that serves Ireland's premier shopping destination known as Dundrum Shopping Centre which boasts an array of high-end boutiques. The Balally Park n Ride stop provides 450 car parking spaces over two levels. Access via the Luas to Dublin City Centre being just a 15 minute journey.

Other retail occupiers at Rockfield include a Pharmacy, Convenience Store, Barbers, Yoga Studio, Tanning Salon and childcare.

Description:

Unit 3 is a well presented ground floor retail unit of c.45sq.m. (485sq.ft.). The unit benefits from a previous fit out which provides tiled floors, spot lighting and shutters. This Retail space would be suitable to a variety of retail uses looking to avail of a great location with active footfall for a readymade market. This unit does have planning for a pizzeria / café with extraction.

Companies located at Rockfield include Mediserv, VHI, Euromedic, Mott MacDonald, Bookassist and Locumotion to name but a few.

Accommodation:

Approximate Floor Area	Sq.m.	Sq.ft.
Ground Floor	45	485

Rent:

On Application.

Lease:

New lease term.

BER:

B.E.R.: D1 622kWh/m2/yr
B.E.R. Number: 800009279

Viewing:

By appointment only with sole agents Finnegan Menton 01 614 7900



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