



TO LET

# UNIT 3, BLOCK D

## Property Highlights

- Opportunity to acquire retail space located in the highly sought after Marina Village development in Greystones.
- The unit currently measures approx. 1,690 sq ft.
- Suitable for a variety of uses (subject to planning permission).
- Located a short walk from Greystones Village with ample transportation networks serving the area.

## Location

- Marina Village boasts a convenient location, situated just a short walk away from the lively Greystones Village.
- Greystones attracts a substantial number of both local and international visitors, due to its diverse range of sports and entertainment facilities. Notable attractions include South Beach, Greystones Harbour, and the scenic Bray Head Cliff Walk, enhancing the area's appeal and offers ample recreational opportunities.
- The area is well-served by numerous bus routes connecting to Dublin City Centre and neighbouring areas. Additionally, the Greystones Dart station is conveniently located approximately one kilometre south of the development, providing further accessibility for commuters.



## Contact

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## Property Description

The unit extends to 1,690 sq ft. Internally the unit is in white box condition, with suspended ceilings recessed lighting and white painted walls. The unit boasts a fully glazed shop front, ensuring abundant natural light. The unit has potential to be split, subject to planning.

## Service Charge

The service charge is approx. €1.12 per sq ft.

## Amenity Charge

The amenity charge is approx. €1.00 per sq ft.

## Commercial Rate

The commercial rate is TBC.

## Schedule of Accommodation

Unit	SQM	SQFT
3	157	1,690

Any intended occupier will need to satisfy themselves as to the exact area of the subject property.

## Quoting Rent

The quoting rent is available on enquiry.

BER: **BER > G**



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