

RETAIL OPPORTUNITIES AT

# NEWMARKET YARDS

DUBLIN 8



 CUSHMAN &  
WAKEFIELD

 **BER E** (shell & core)



## *What is* Newmarket Yards?

In the heart of Dublin 8, find a commercial opportunity to grow your business with a unit in an already bustling neighbourhood.

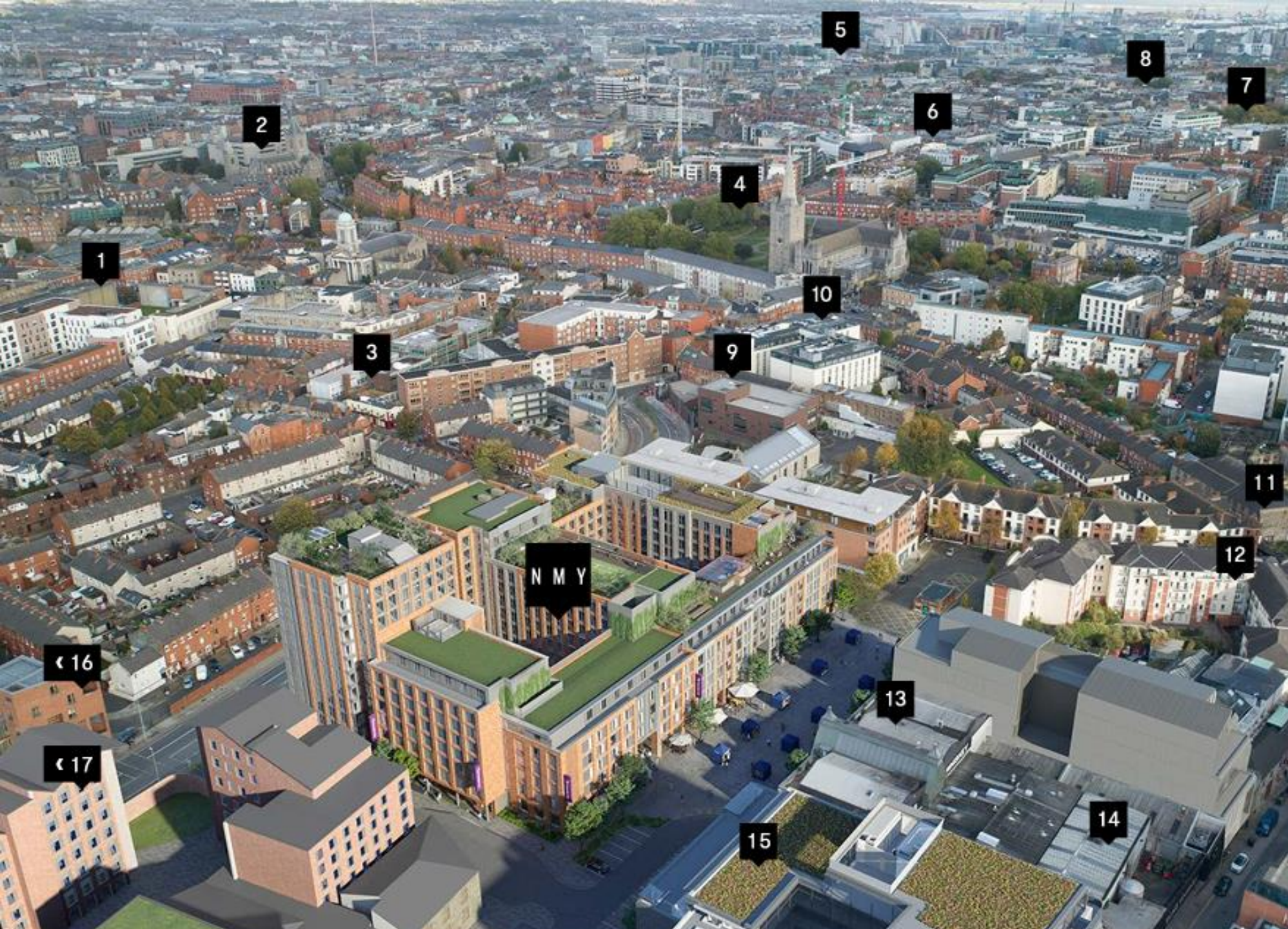
Newmarket Yards is a mixed-use development which includes 413 one, two and three bed residential apartments overhead, alongside a 151-bed Premier Inn Hotel and 3 retail units.

A destination in  
*the heart of Dublin*  
that provides the  
perfect balance  
between *comfort*  
and *convenience*.



Grow your  
business in an  
*already bustling*  
*neighbourhood*  
at Newmarket.








# Ideally situated in a *buzzing* city centre location

1. Carman's Hall Student Accommodation
2. Dublinia, Winetavern
3. Spitalfields Pub
4. St Patrick's Cathedral
5. IFSC
6. Dublin Business School
7. St Stephen's Green
8. Trinity College Dublin
9. St Brigid's Primary School
10. Hyatt Centric The Liberties
11. Tenders Gastropub
12. Aloft Hotel
13. Teelings Distillery
14. The Dublin Liberties Distillery
15. Eight Building
16. From Here Student Accommodation
17. Aparto Student Halls

## Central, connected & convenient

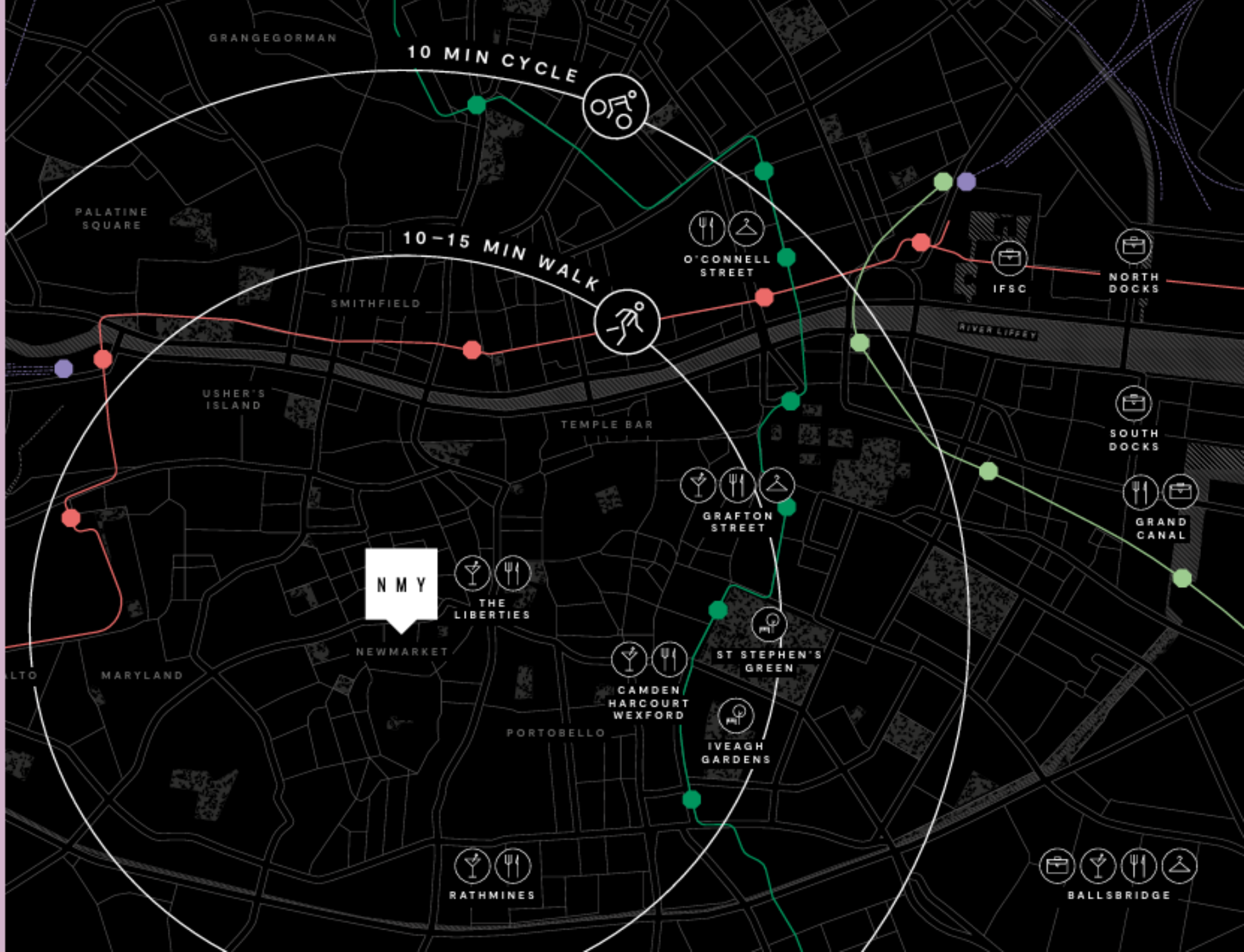
413 Rental apartments 

8k+ Students beds in the area 

151 Hotel rooms just next door 

The well-connected scheme at Newmarket Yards benefits from excellent transport links, with key destinations within a short walk or cycle distance, or a quick trip on the Luas or bus.

This already established location will enjoy guaranteed footfall—from the scheme's many residents, hotel guests, Dublin 8 locals and visitors to the much-loved area. A range of hotels within close walking distance, plus plentiful local student accommodation and offices provide more wanting audiences for this retail offer.



## Retail units *available*

There is one remaining unit at Newmarket Yards occupying a prime position facing directly on to Newmarket Square. Newmarket Yards is surrounded by busy local streets and spaces that are bolstered by the scheme's amenities.

Build a presence in a sun-soaked, south-facing space that spills out onto the square itself in unit 4 in a dedicated space for a cafe or restaurant.

- UNIT 4: Café / Restaurant  
**216 sq.m / 2,324 sq.ft**
- UNIT 5: Reserved  
**163.4 sq.m / 1,758 sq.ft**
- UNIT 6: Reserved  
**321.5 sq.m / 3,459 sq.ft**

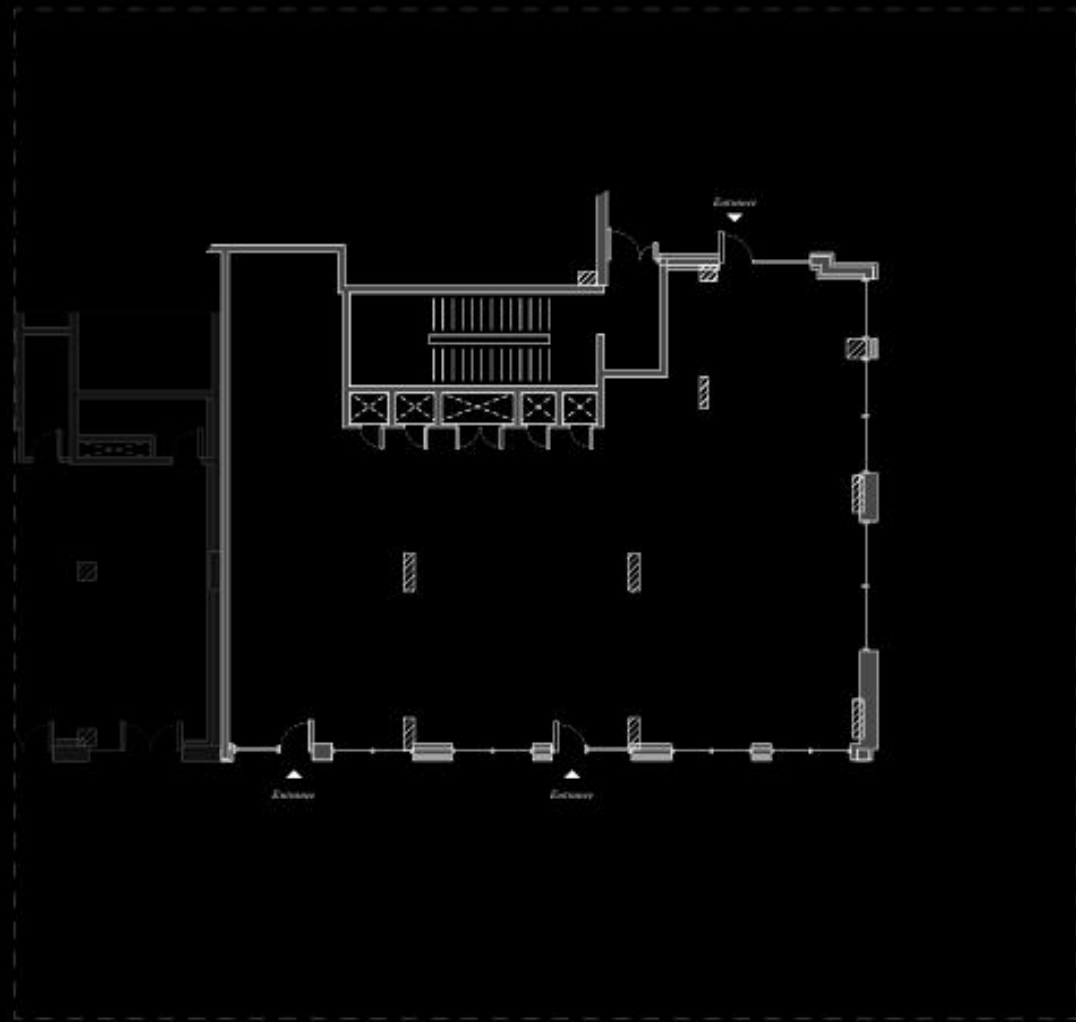
Become *an integral part* of the destination





## UNIT 4: Café / Restaurant

216 sq.m / 2,324 sq.ft



# *Interested?* Get in touch

CGI imagery is indicative only  
and may change slightly through  
the design and build process.

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