

TO LET

UNIT 2

Property Highlights

- Excellent retail opportunity within the newly developed Marshall Yards.
- Unit 2 is located on the Ground Floor of the development facing out onto East Road.
- Extending to approx. 99 sq. m (1,066 sq. ft).
- The unit is available end of May 2025.
- Quoting rent is available on enquiry.

Property Description

- Marshall Yards is a vibrant mixed-use development situated on East Road, Dublin 3. Comprising nine blocks with heights ranging from 3 to 15 storeys.
- It includes 554 rental apartments, enterprise spaces, retail units, a food hub/cafe/exhibition space, residential amenities, and a creche. The development is designed to foster community interaction with a new central public space and a central residential podium courtyard.

Contact

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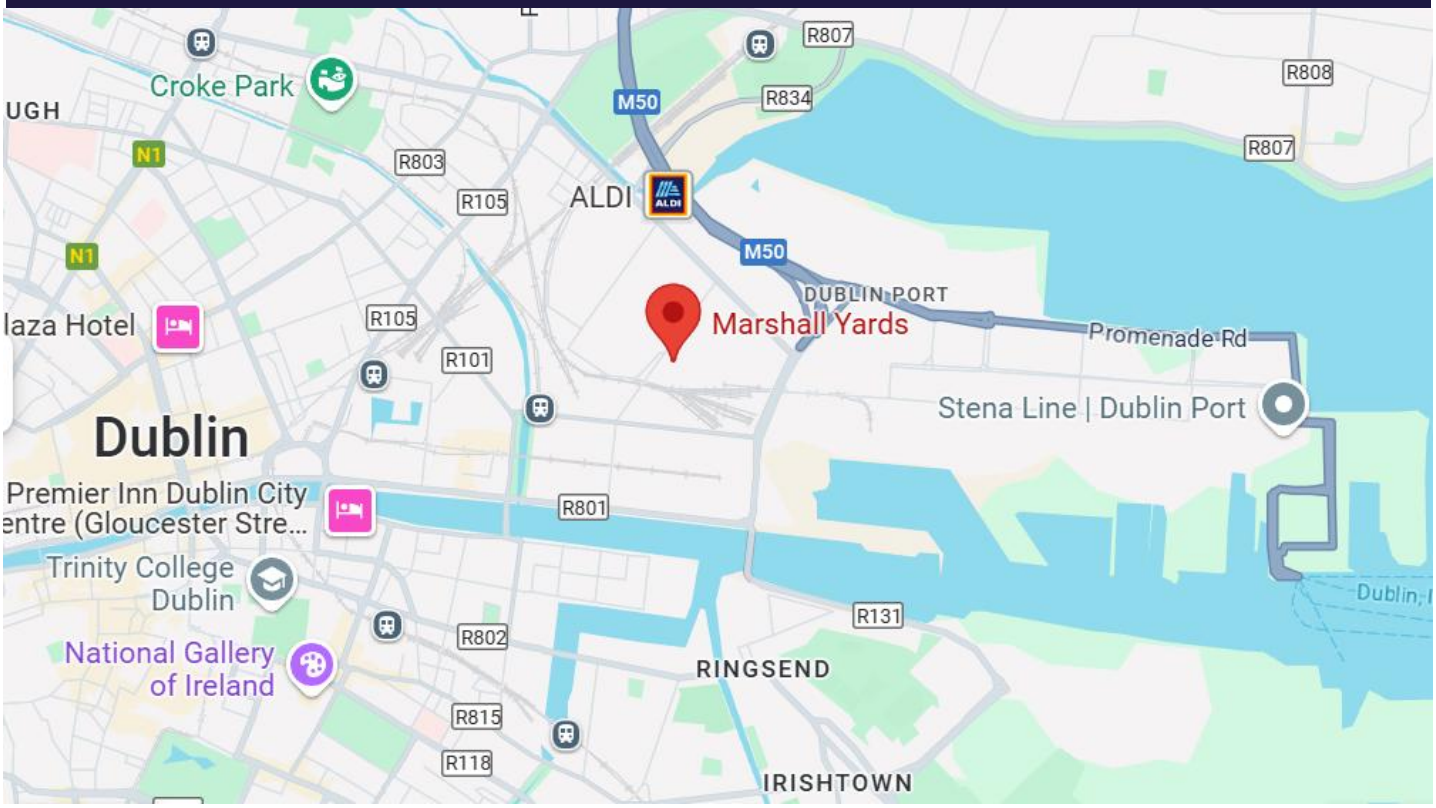
CUSHMAN & WAKEFIELD

Marshall Yards, East Road, Dublin 3





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Location

Marshall Yards is located on East Road, Dublin 3, providing excellent visibility. The area is within a short walking distance of Dublin Docklands, a central district. The retail units face directly onto East Road, ensuring high foot traffic and easy access for customers. There are ample transport links servicing the area, including the LUAS, various Dublin Bus services, and nearby bus stops. This makes it a highly accessible location.

Schedule of Accommodation

Unit	SQM	SQFT
Retail 2	99.9	1,066

Service Charge

The service charge is €2.34 psf.

Commercial Rates

The commercial rate is TBC.

Quoting Rent

The quoting rent is available on enquiry.

BER

Exempt

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