

TO LET

NORTHERN CROSS
MALAHIDE ROAD
DUBLIN 17

- Five units extending to 633 sq.m. / 6,812 sq.ft.
- Office or retail use
- High profile location onto Malahide Road
- Direct access to M50 / M1

BER C2

 **bannon**



LOCATION

Northern Cross is located at the high-profile junction of Malahide Road and Clarehall Road. The area benefits from immediate access to the M50 and M1 motorways as well as numerous bus routes to the city centre. Dublin Airport is located just 6.5km away.



Other occupiers within the development include; Cerner, Experian, Aramark, Bewleys, Grafton Barber, Mylan Ireland, Aer Rianta, Irish Security Industry Association and Challenge Insurance. The area is serviced with many food and leisure amenities including; The Hilton Hotel, Noble House, Fine wines, Camille Thai, Fresh the good food supermarket, Insomnia Coffee, Limitless health, Yoga Next Door, Pilates Dublin, Giraffe Childcare, Care Choice, Northern Cross Dental, beindependenthomecare, Bank of Ireland and Clarehall Shopping centre.

DESCRIPTION

The five available units form part of a wider mixed-use development of office, retail, leisure and residential.

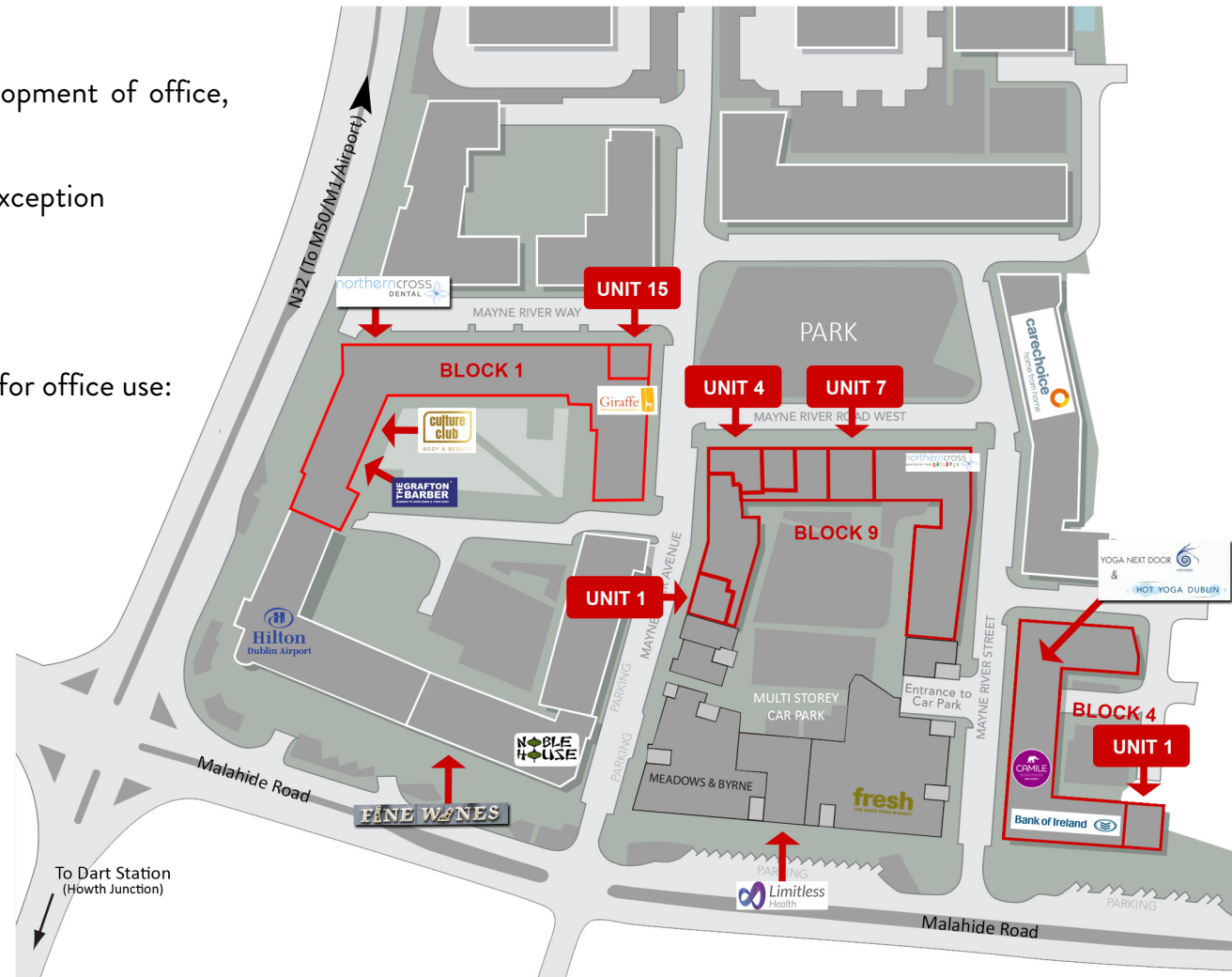
The units are currently in shell and core specification with the exception of Block 9 Unit 7 which is fitted office accommodation.

All units have planning for both office and retail use.

The business units will be finished to the following specification for office use:

- Suspended Ceilings/Exposed Ceilings
- Air conditioning
- Lighting
- Painted and Plastered Walls
- Carpet floor tiles
- Finished w.c.
- Finished Kitchenette
- Wired for power & CAT 5/6 data

BLOCK	UNIT	SQ.M.	SQ.FT.
1	15	88	947
4	1	118	1,270
9	1	138	1,485
9	4	171	1,840
9	7	118	1,270
Total		633	6,812



LEASE

Available by way of a new lease

RENT

On application

VIEWING

Strictly by appointment only

Northern Cross, Malahide Road, Dublin 17

AGENTS



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