

Balbriggan Primary Care Facility

Retail Units

To Let



- Retail units available from 91 – 97 sq m
- Well populated North Dublin suburb
- Ideally suited to retail or café use
- Excellent transport links to Dublin and Belfast
- 80 employees & 230 patients estimated on site daily
- Available immediately

86-88 Leeson Street Lower, Dublin 2. Tel 01 673 1400

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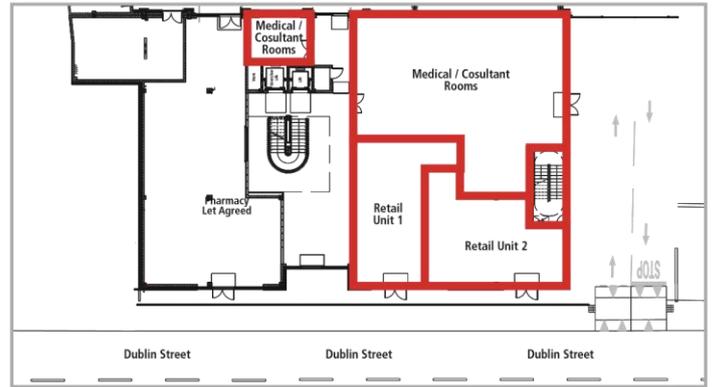
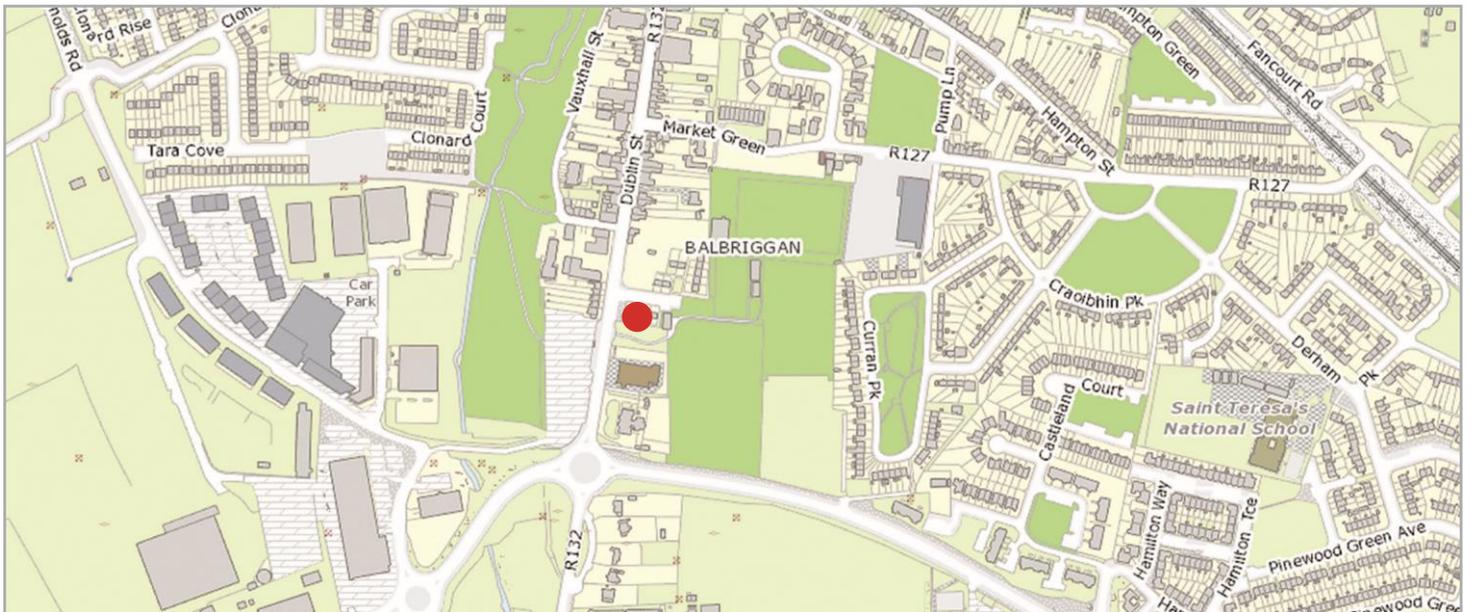
Location

Balbriggan is located 32 km north of Dublin City Centre and 23 km north of Dublin Airport and the M50 Motorway. The town benefits from immediate access to the M1 Motorway which serves Dublin and Belfast and is also served by Irish Rail. Balbriggan is an established commuter town with a population of 21,722 people, according to the Census 2016.

Balbriggan benefits from substantial employment with numerous business parks such as Fingal Bay Business Park, M1 Business Park and Balbriggan Business Park. The upswing in the Irish economy, coupled with the demand for housing has resulted in numerous new homes developments currently under construction in the town.

Description

The property comprises a newly built Primary Care Facility in the centre of Balbriggan. The facility, which extends to approx 4,000 sq.m has extensive frontage to Dublin Street and comprises a HSE Primary Care Clinic, GP Clinic, a pharmacy at ground floor, offices, and ancillary accommodation. HSE Facilities will include rooms for nurses, physiotherapy, speech and language therapy, occupational therapy, social workers and bookable consulting rooms. When fully occupied, there is expected to be approx. 80 employees working from the facility with 200 – 250 patients visiting daily.



There will be 50 car parking spaces available, in an undercroft car park.

The available retail units are located at ground floor level fronting Dublin Street and benefit from own door access.

Accommodation

Floor Area	Sq m	Sq Ft
Retail Unit 1 Ground Floor	91	980
Retail Unit 2 Ground Floor	97	1044
Medical / Consultant Space First Floor	28 - 240	300 - 2580

Intending occupiers are advised to verify all floor areas and undertake their own due diligence.

Lease

The units are available under new long term occupational leases.

Rent & Service Charge Details On application.

Viewing

Strictly by appointment through the sole letting agents.