



Crèche Facility, Bakers Yard Portland Road North Dublin 1

- Fully fitted crèche facility
- c. 132 sq. m. (c. 1,420 sq. ft.)
- External gated play yard
- City centre location



**QUINN
AGNEW**

01 662 3113
www.quinnagnew.ie

**TO
LET**

LOCATION

Bakers Yard is located just off the North Circular Road in the North City Centre close to both Croke Park and The Mater Hospital.

Located adjacent to the Royal Canal, Bakers Yard is within walking distance of both Drumcondra and the North City Centre and is c.10 minute drive from Eastpoint Business Park. It benefits from both Dublin Bike Stations and the 122 Dublin Bus route within a short walking distance.

DESCRIPTION

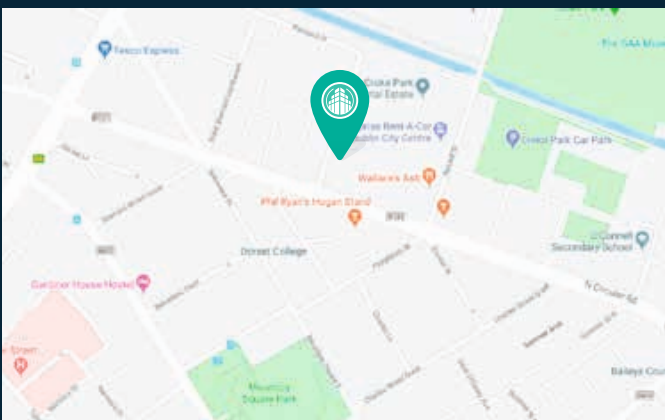
The property comprises a ground floor creche facility and external gated play area. The space is divided into different rooms for children of various ages and also includes sleep rooms, food preparation area, general office and both staff and children's toilets.

The property includes suspended acoustic style ceilings with recessed lighting, electric storage heaters throughout and the walls have been plastered and painted with vinyl finish to the floors. There is also a fully fitted kitchen with fridge, dishwasher and cooker extraction area.

FEATURES

- Fully fitted crèche facilities
- Gated outside play area
- Fitted kitchen

LOCATION MAP



ACCOMMODATION

The approximate gross internal area of the property is as follows.

	sq. m.	sq. ft.
Ground floor:	131.9	1,420

All intending tenants are specifically advised to verify the floor areas and to undertake their own due diligence.

SERVICE CHARGES

Service charges payable c. €1,400

LEASE

Flexible Lease terms available.

BER

BER: D1
BER No: 800720393
EPI: 164.96 kWh/m²/yr 1.61



FLOORPLAN



20 Clanwilliam Square, Grand Canal Quay, Dublin 2

T: 01 662 3113 E: info@quinnagnew.ie W: www.quinnagnew.ie PSRA: 003454