

TO LET

Retail Units, St. Marnocks Bay, Portmarnock, Co. Dublin.



- Two retail units ranging in size from 91.5 Sq. M. (985 Sq. Ft.) and 155.8 Sq. M. (1,677 Sq. Ft) located within the neighbourhood centre of St Marnocks Bay, the third phase of the highly successful Quintain scheme.
- The retail units are currently under construction and are due for completion in Q3 2022.
- Quintain plan to deliver approximately 1,200 residential units across their landbank with over 400 units completed.
- Exceptional location fronting onto Station Road and strategically located beside Portmarnock DART Station and Park & Ride car park.

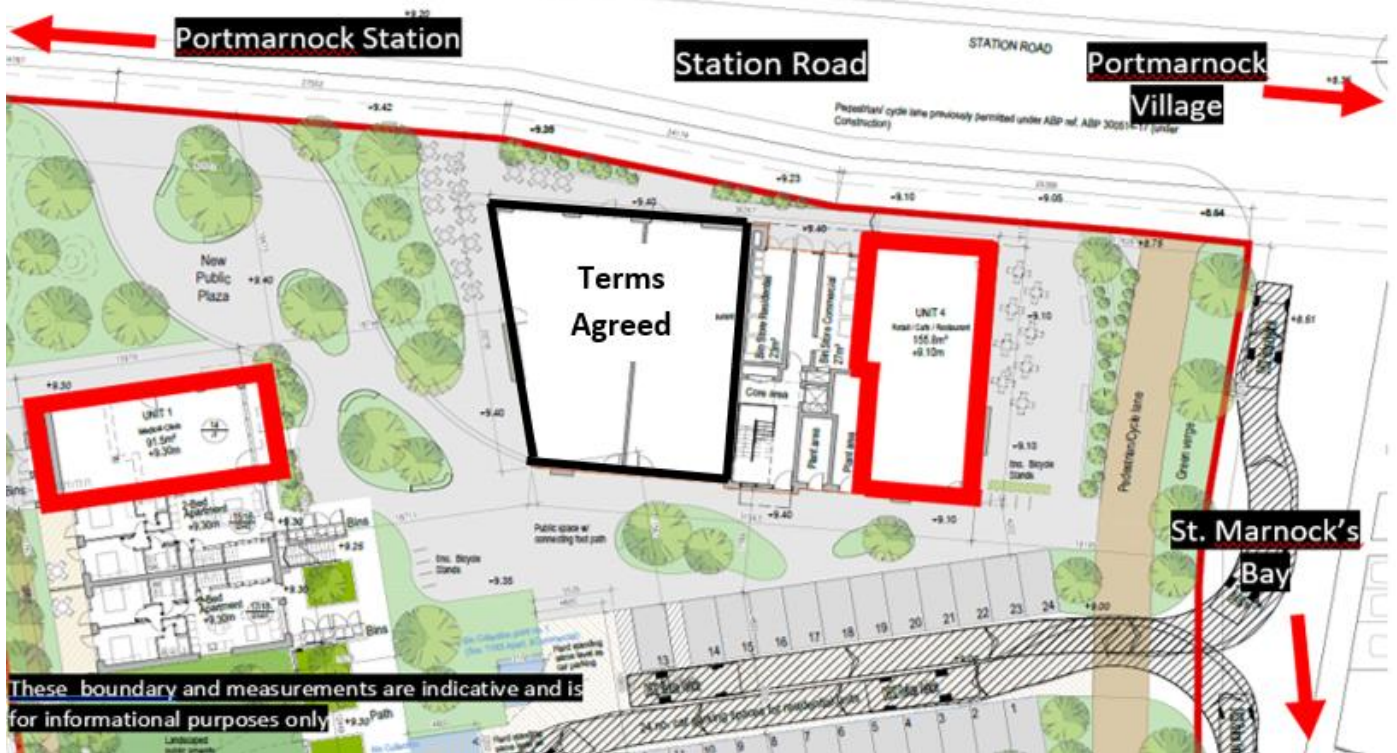
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PSRA No: 002233



Location

The units are located within the Local Centre of St Marnocks Bay, with excellent frontage to Station Road and adjacent to Portmarnock DART Station and the busy commuter Park & Ride.

Quintain, one of the country's largest developers, plan to deliver approx. 1,200 residential units on this site. To date, over 250 units have been complete with an additional 153 units to be completed by Q3 2022. Station Manor, another significant development comprising 111 residential units, is located directly opposite the retail units.

On completion, this local Retail Centre will serve local shopping needs for the St Marnocks Bay residential scheme and the existing housing developments along Station Road, and Drumnigh Road.

Lease

Available by way of new long lease terms.

Rent

Available on application.

Commercial Rates, Service Charges, Insurance

Available upon request.

Description

Unit 1 and Unit 4 occupy the ground floor beneath two to three storey apartment buildings with frontage onto Station Road. Both units will be built to modern standards and offered in shell condition with shop fronts installed. The units are available for retail or food & beverage use (subject to planning). Ample visitor car parking will be provided within the local centre. The neighbouring Units 2 and 3 have been leased to a high quality Convenience Store.

Accommodation Schedule

Floor	Sq. M	Sq. ft
Unit 1	91.5	985
Unit 2	Terms Agreed with Convenience Store	
Unit 3	Terms Agreed with Convenience Store	
Unit 4	155.8	1,677

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

BER Details

BER A3

BER No: TBC

Energy Performance Indicator: TBC

Contact

Darragh Cronin

Email: Darragh.Cronin@savills.ie

Number: 00353 1 618 1331

License: 002233-003113

Important Notice

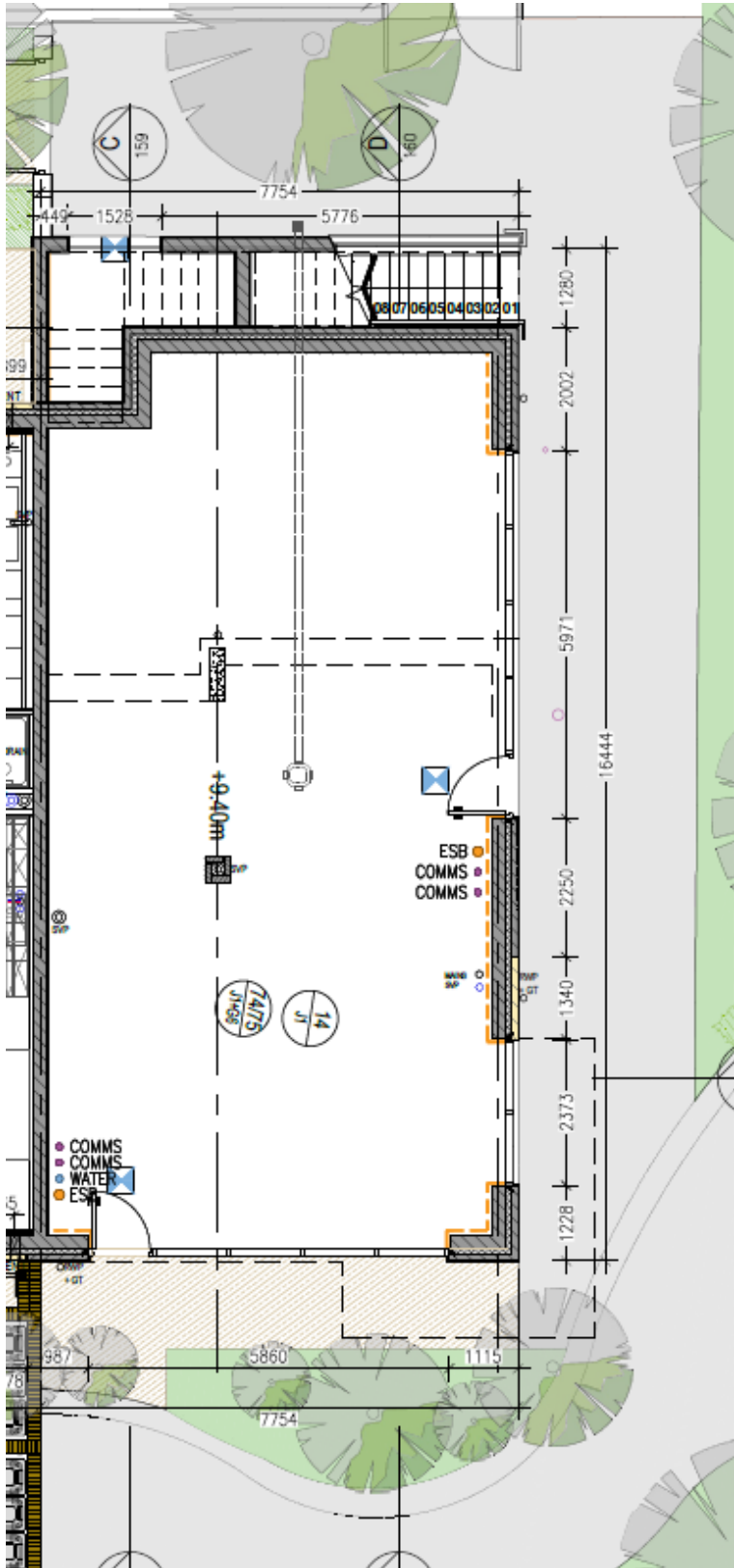
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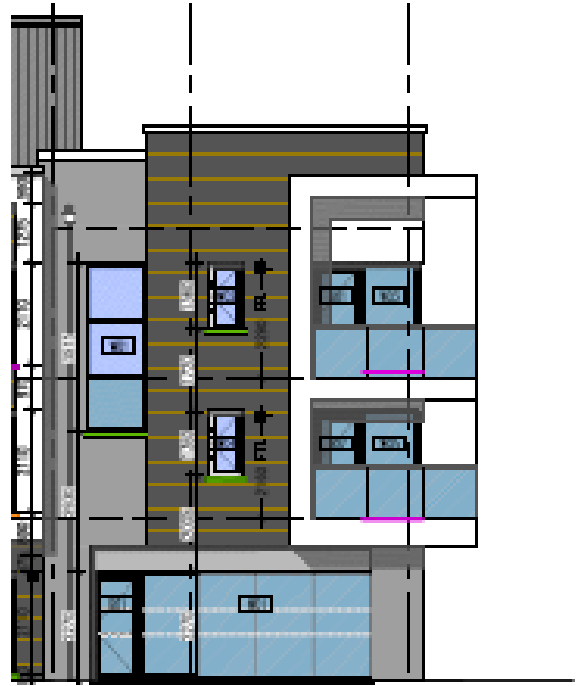
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Unit 1 Floorplans



Front (East) Elevation



Side (North) Elevation



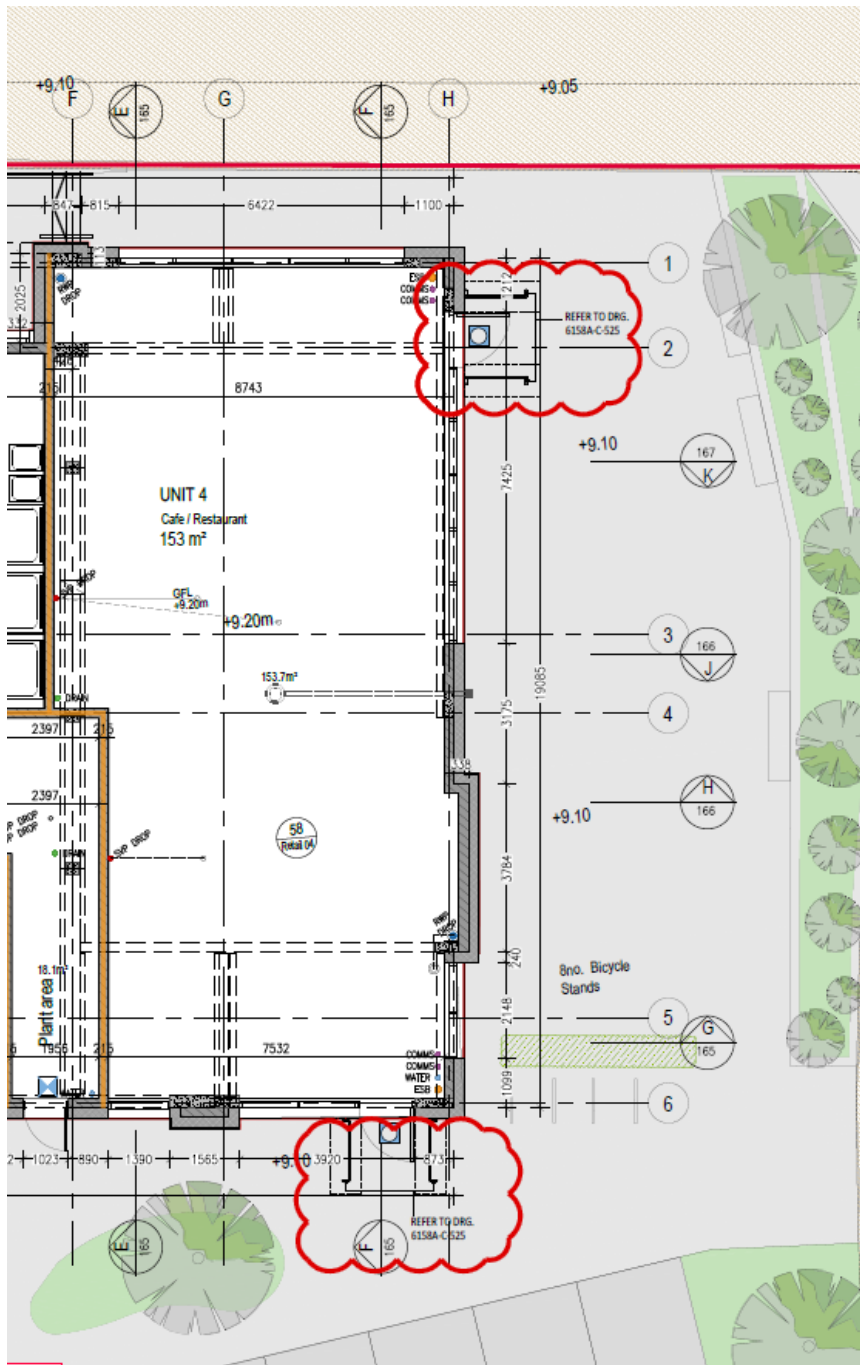
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Unit 4 Floorplans



East Elevation



South Elevation



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