



**OBJECT-ID: 181**

## PROPERTY INFORMATION

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### Details

**EAST WALL ROAD, NORTH DOCK 138 - 146 ( DUBLIN 3)**



### Your Contact

Lidl Ireland GmbH  
+353 (0) 1 421 2001  
[leasing@lidl.ie](mailto:leasing@lidl.ie)

### Company

Lidl Ireland Main Road Tallaght Dublin 24



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### Details

### EAST WALL ROAD, NORTH DOCK 138 - 146 ( DUBLIN 3)

Acquisition Type	Lease
Rent	Subject to Offer
Object-ID	181
Availability	Immediately
Address	East Wall Road, North Dock 138 - 146 ( Dublin 3)
Regions	Leinster
Property Type	Office
Areas	Total Floor Area 1,00 sq.m Total Floor Area 867,00 sq.m
Year of Construction	2015

### AREAS

We are delighted to announce the availability of two office units at our new store in East Wall:

**First Floor:** 1,758sq.m (18,922sq.ft)

**Second Floor:** 867sq.m (9,332sq.ft)

The unit is suitable for a variety of uses subject to the necessary planning consent.

### ADDITIONAL INFORMATION

The building is four storeys in total, Lidl occupies the ground floor and the 3rd Floor is currently leased to an Office Operator. Starbucks and McDonalds currently occupy two external units within the development.

Common access point for users from Church Road. Site is located opposite East Point Business park, which is approx. 6 minutes to Dublin Port Tunnel and 4km to O'Connell Street.

### BUILDING CONDITION

Shell only, no fit out works complete within unit.

Natural gas on site

Electricity supply available

Green roof, visible from second floor

The unit will be handed to the Tenant in a shell and core condition with services brought to a point for connection.

The responsibility of the fitout, FSC & DAC for the unit will lay with the proposed tenant.

### PARKING FACILITIES

There are 126 car parking spaces. Access to first floor available from car park for deliveries.

The Tenant will have non-exclusive rights of the car park for customer use only.

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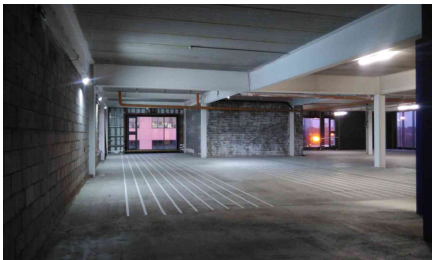
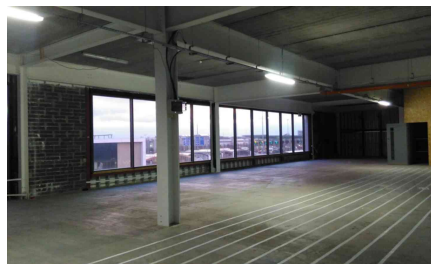
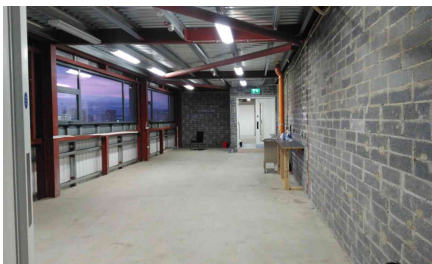


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## EAST WALL ROAD, NORTH DOCK 138 - 146 ( DUBLIN 3)

### IMAGES





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**EAST WALL ROAD, NORTH DOCK 138 - 146 ( DUBLIN 3)**

### Downloads