



OBJECT-ID: 181

PROPERTY BROCHURE

To Rent

EAST WALL ROAD, NORTH DOCK (DUBLIN 3)



Your Contact

Lidl Ireland GmbH
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Head Office

Lidl Ireland
Main Road
Tallaght
Dublin 24



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Acquisition Type	To Rent
Rent	Subject to Offer
Object-ID	181
Availability	Immediately
Address	East Wall Road, North Dock 138 - 146, Dublin 3
Regions	Leinster
Geographical Location	Lat 53.35646 Long -6.232485
Property Type	Office
Areas	Total Floor Area 1,76 sq.m Total Floor Area 867,00 sq.m
Year of Construction	2015

Areas

There are currently two floors available in our East Wall Development site:

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

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

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 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.

Operating hours restricted to 07:00 – 23:00 Mon – Fri. 08:00 – 22:00 Sat, Sun and on Public Holidays

Deliveries restricted between 07:00 – 20:00 Mon – Fri. 10:00 – 20:00 Sat, Sun and on Public Holidays

Link to Daft Advertisement:

<https://www.daft.ie/dublin/commercial-property-for-rent/offices-for-rent/offices-lidl-east-wall-road-east-wall-dublin-923485/>

Parking Facilities

There are 126 car parking spaces.

Lidl holds exclusive rights over the car park. Tenant will have non-exclusive rights to car park.

Access to first floor available from car park for deliveries.

Building Condition

Shell only, no fit out works complete within unit.

- Natural gas on site.



- Electricity supply available
- Passenger lift in place from access off Church Road. Second access from car park, stair and lift access. No lift installed, shaft sized for a 2 pallet lift.
- Green roof, visible from second floor

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Images

