

FOR SALE
RETAIL/MEDICAL OPPORTUNITY



Millfield View
Glasnevin Hill
Dublin 9

Total Floor Area: 437.10 sq. m / 4,705 sq.ft

MM
Murphy Mulhall



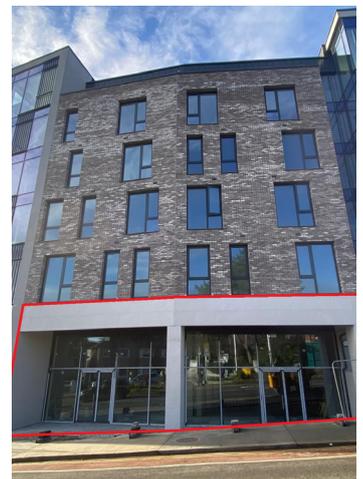
THE OPPORTUNITY

Opportunity to acquire 4 no. retail/medical units within a brand new mixed use scheme positioned on Glasnevin Hill. The units are being sold with the benefit of vacant possession.

Description

The 4 no. ground floor units are arranged across two modern, purpose built blocks, with two units in each block.

The units benefit from full height, floor to ceiling glazing fronting onto Glasnevin Hill, offering excellent natural light. street profile and signage potential. Overhead there are 101 residential apartments.



Schedule of Accommodation (NIA)

Unit 1, Block 1	121.70 sq.m	1,310 sq.ft.
Unit 2, Block 1	222.97 sq.m	2,400 sq.ft.
Unit 3, Block 2	52.40 sq.m	564 sq.ft.
Unit 4, Block 2	40.04 sq.m	431 sq.ft.
TOTAL	437.10 sq.m	4,705 sq.ft.

Specification

The units are being offered for sale in shell and core condition, providing incoming purchasers/occupiers with flexibility to complete fitout based on operational requirements.

All primary services including gas, water and electric have been brought to and capped at a point. Unit 2 has a floor to ceiling height of approx. 8 metres.



BLOCK 1 UNITS

BLOCK 2 UNITS

Directly opposite the property is the renowned Bon Secours Hospital. Dublin City University (DCU) is located nearby, along with a selection of highly regarded primary and secondary schools.

The location is well served by public transport, with multiple Dublin Bus routes operating along nearby corridors while Dublin City Centre Dublin Airport and M50 motorway are all readily accessible.

 **DART**
20 mins walk

 **BUS**
5 mins walk

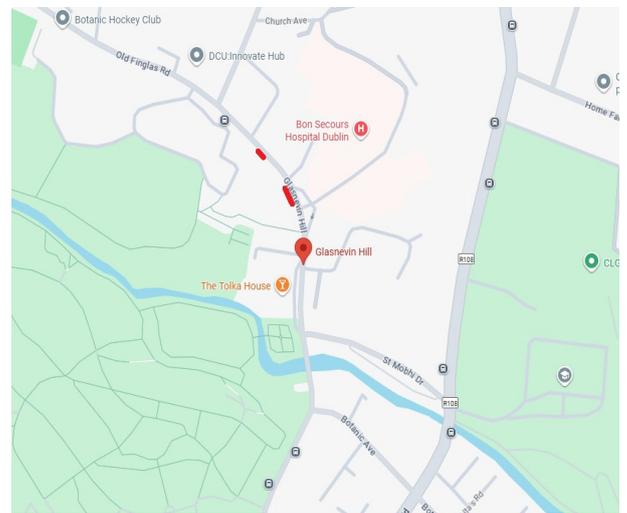
 **LUAS**
15 mins walk

 **AIRPORT**
20 mins drive

Location

Located in a highly sought after and well established location in Glasnevin. The property benefits from a prominent position on Glasnevin Hill approx 3km North of Dublin City Centre and directly adjacent to the National Botanic Gardens, one of Dublin's most treasured amenities.

The surrounding area, encompassing Glasnevin Village, Phibsborough, and Drumcondra, benefits from a strong and established residential catchment. The property enjoys excellent visibility and high levels of passing footfall.



*For Identification purposes only

VIEWING

Strictly by appointment with the sole letting agent

GUIDE PRICES

Available on Application

TITLE

We are informed that the title is held freehold

ZONING

Z3 Neighbourhood Centres:
To provide for and improve neighbourhood facilities

BER

BER E1

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