TO LET
FINAL 2 RETAIL UNITS

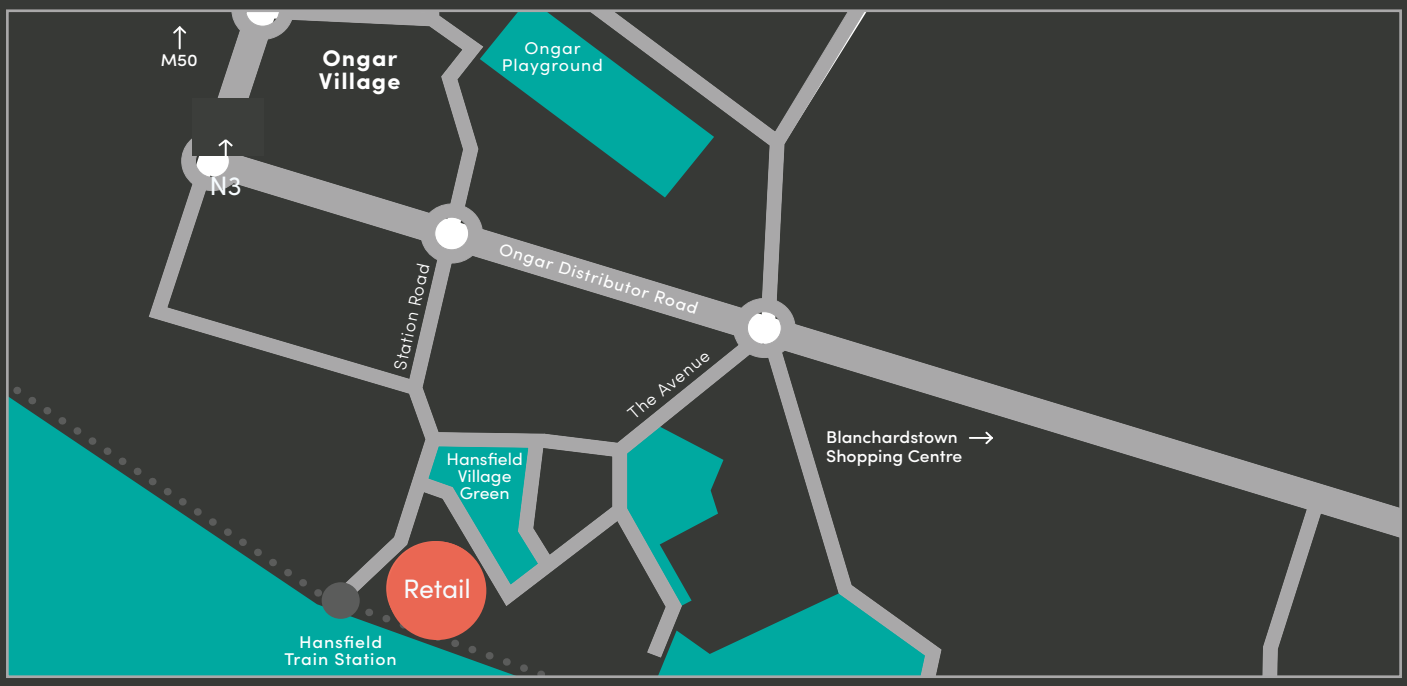
29 Station House, Station Road

Hansfield

BERG

Bagnall Doyle MacMahon

Retail Opportunity



Brand new ground floor retail and cafe units, part of a new, high quality residential and retail development. The triple shop frontage units address a new landscaped public plaza. This exciting new development sits directly opposite Hansfield Railway Station, the key local transport hub, connecting commuters directly to Dublin Connolly in less than half an hour.

Ongar and Hansfield is a thriving and rapidly growing residential quarter that has seen significant new development and population growth in recent years. Ongoing development will see this trend continue.

The scheme forms part of a new institutionally owned development that will be operated and maintained to the highest standards.

Dublin City Centre

27 minutes

by train

Hansfield Train Station

1 minute

by foot

Local Area

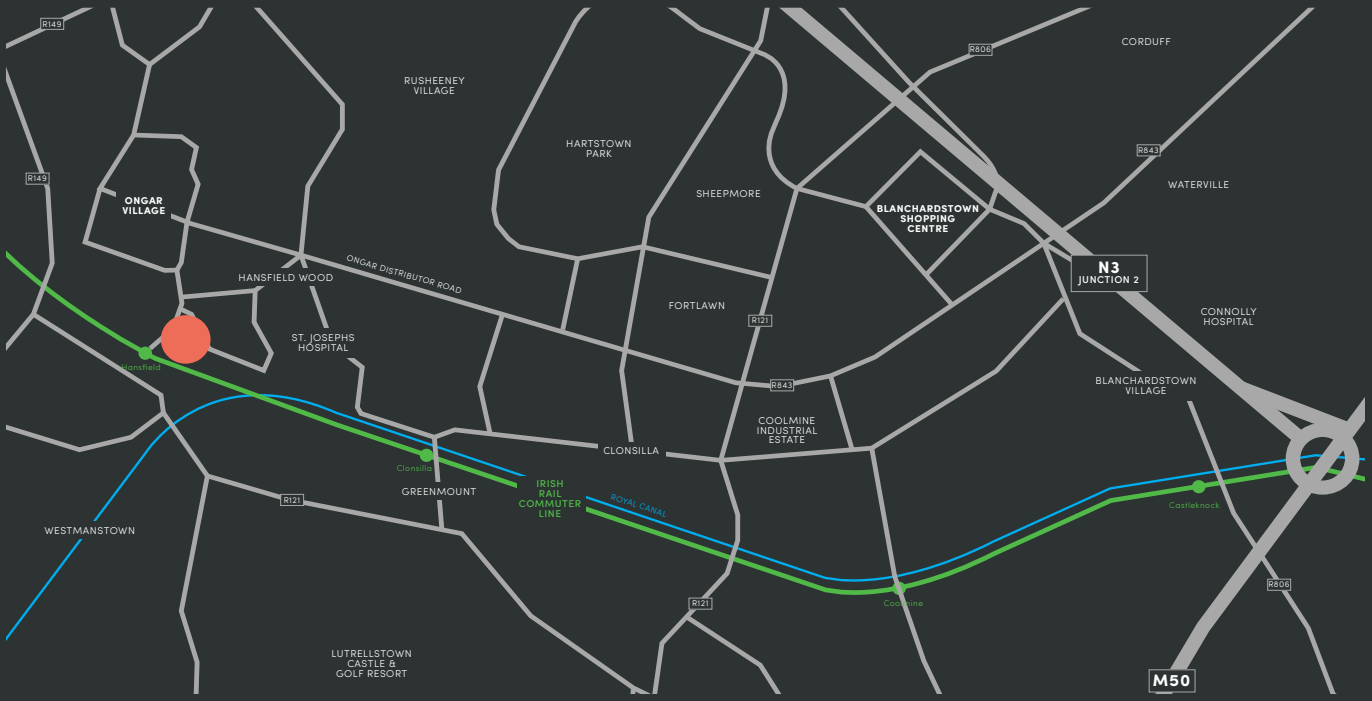
45,000 people

and growing

Source: Google maps

Location

Map illustrating retail units relative to the new public plaza and Hansfield Train Station.



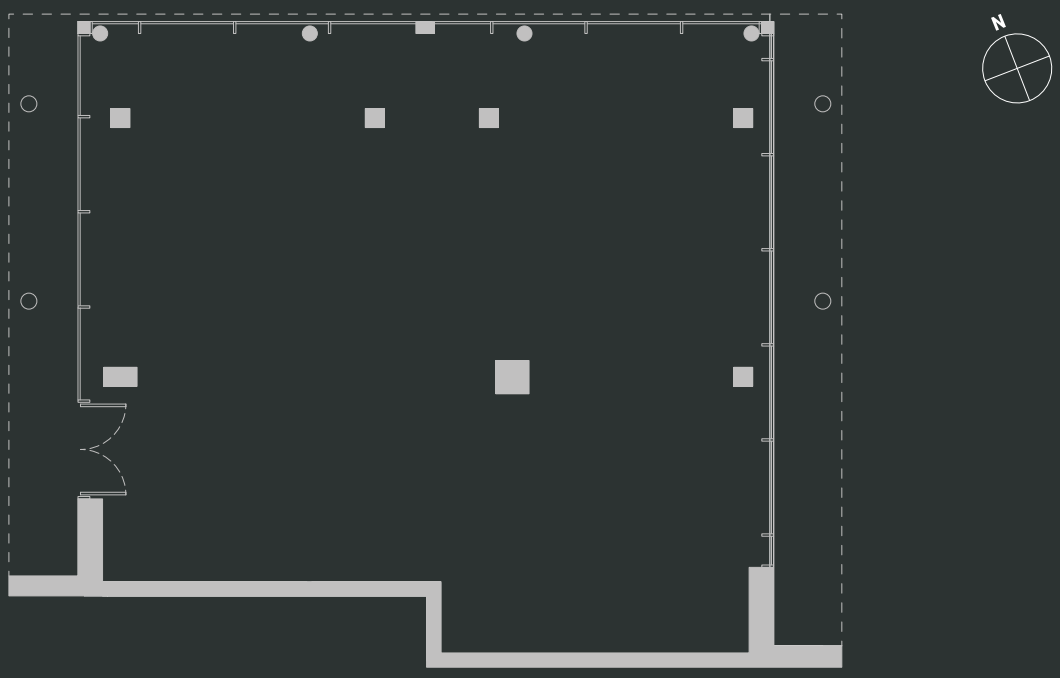
Map illustrating local area including road and rail infrastructure

Surrounding Area

- Rapidly developing residential neighbourhood.
- Direct access to new landscaped public plaza.
- Significant ongoing development in the area.
- Located on the west side of Dublin City, the unit is 7kms from Castleknock village and 17kms from Dublin airport.
- Surrounded by excellent infrastructure and amenities.
- Immediately adjacent to Hansfield Train Station which offers a regular rail link to Dublin City Centre (Connolly Station), with a journey time of circa 30 minutes.
- Served by the Quality Bus Corridor that facilitates the 39 and 39a Dublin Bus routes through Dublin City Centre.
- The N3 and M50 Motorway are only 5 minutes' drive away.
- The nearby Ballycoolin business park has attracted high technology companies to the area such as Xerox, Creative Labs and Symantec.
- Immediate local catchment area provides a population reach in the order of 45,000 people.

Description

– Delivered to grey box standard, including shop front.
– Services provided for connection by tenant.
– Part of a retail cluster including shop-local and cafe.
– Strong profile to passing footfall/traffic.
– Part of institutionally owned and managed development.
– All external areas under control of ownership entity.
– Lay-by parking facilities.
– Retail Unit - Circa 170sqm, subject to measurement.
– Cafe Unit - Circa 123sqm, subject to measurement.
– Cafe use subject to planning.
– BER Rating (Grey Box): BER G



Typical Unit Layout - Plans available on request

Rent and costs

Quoting Rent, Rates & Service Charge | On Application

Get in touch

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