

# COMMERCIAL OPPORTUNITY TO LET

**UNIT 8 ST OLAVES BUSINESS CENTRE,  
MALAHIDE ROAD, CO DUBLIN.**



**KELLY WALSH**  
property advisors & agents

**01.664.5500**

**www.kellywalsh.ie**



## HIGHLIGHTS



Flexible Lease Terms Available



227 sq.m (2,443 sq ft)



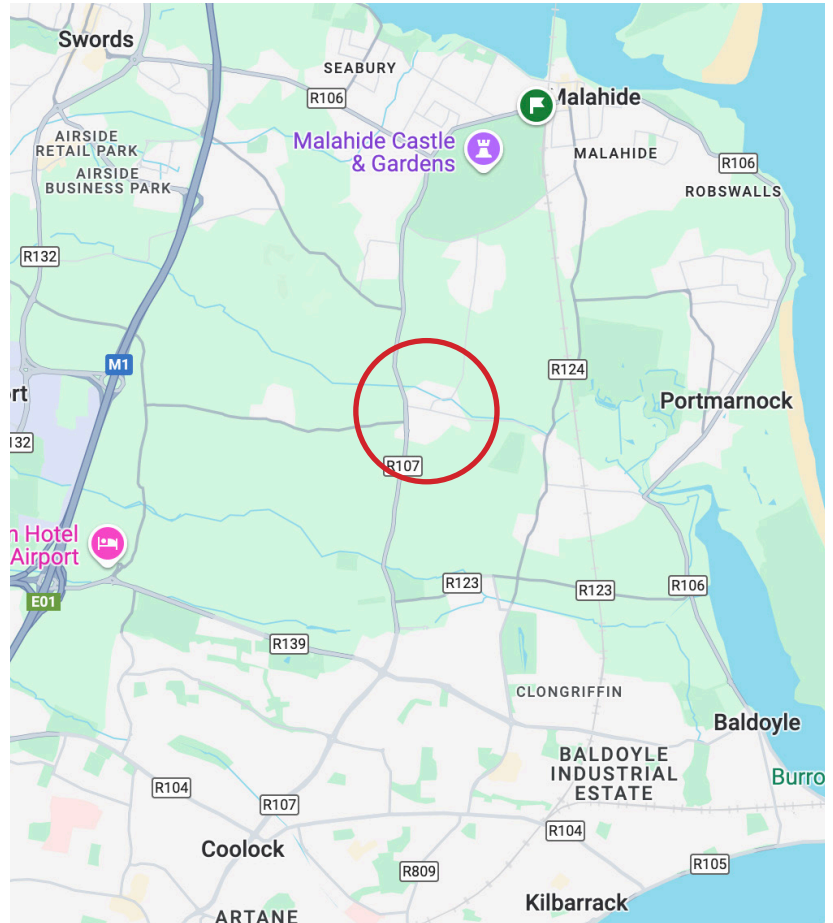
6 Dedicated car parking spaces available with the unit as well as ample customer parking



Ready for occupation, February 2025

**Saoirse Kavanagh** saoirse@kellywalsh.ie **Tel:** 087 336 1666 or 01-664 5500  
**Robert Wall** robert@kellywalsh.ie **Tel:** 087 351 3601 or 01-664 5500

# UNIT 8 ST OLAVES BUSINESS CENTRE, MALAHIDE ROAD, CO DUBLIN.



## LOCATION

St Olaves is located only 5 minutes' drive from Malahide Village and 10kms from Dublin City Centre. Its prominent location on the Malahide Road enables the centre to act as a catchment for the adjoining towns and villages of Portmarnock, Malahide and Swords.

The development in total comprises 12 units made up of 5 own door offices, 5 retail units, and a crèche. The development is located within an exclusive scheme which also includes an established residential development. A new residential development is being constructed across the road, adding

potential for increased foot traffic and local customer base. This will further enhance the commercial appeal of the location. The St Olaves development commands a prime position on the Malahide Road. With as many as 10,000 passing cars on a daily basis. The unit extends to c. 227 sq.m, has an open plan area along with kitchen and wc facilities. The Unit is Currently used as a gym and is adaptable and suitable for various uses including: medical centres; consulting rooms; dental practices, or office space. Unit 8 is deal for businesses looking for a modern, flexible layout (subject to planning permission).

## BER

**BER C1**

## SERVICES

We understand that all mains services are available to the property. Interested parties are advised to satisfy themselves as to the availability of these services.

## VIEWING

Strictly by prior appointment with the selling agent.

## CONTACT

Saoirse Kavanagh - saoirse@kellywalsh.ie  
087 336 1666 or 664 5500  
Robert Wall - robert@kellywalsh.ie  
087 351 3601 or 664 5500

