



TO LET

## UNIT 13

### Property Highlights

- Excellent retail opportunity within the Mill Shopping Centre located in Clondalkin.
- Extending to approx. 136 sq. m (1,462 sq. ft) with great frontage onto the shopping mall.
- Quoting rent available on enquiry.

### Property Description

- The Mill Shopping Centre is located in the heart of Clondalkin and offers an extensive range of quality retail outlets and 800 free parking spaces.
- The centre extends to just under 100,000 sq ft in total and is anchored by Dunnes Stores. The Mill boasts a host of national and international retailers including Costa, Boots, Lloyds Pharmacy and Specsavers.

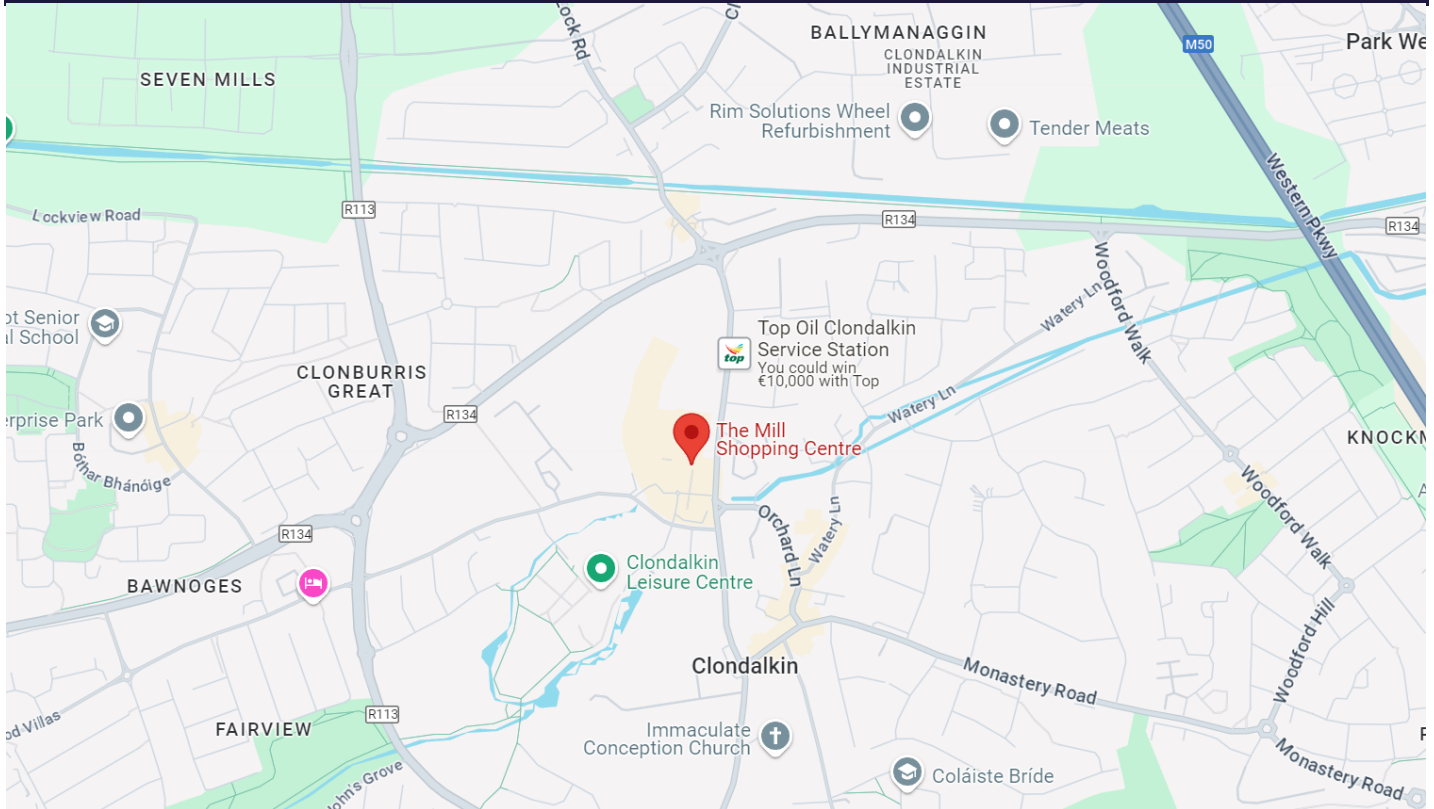


### Contact

**Conor Niland**  
+353 1 639 9219  
[conor.niland@cushwake.com](mailto:conor.niland@cushwake.com)

**Amanda Dzerve**  
+353 86 066 2841  
[amanda.dzerve@cushwake.com](mailto:amanda.dzerve@cushwake.com)

[cushmanwakefield.com](http://cushmanwakefield.com)



### Location

The Mill Shopping Centre is located in Clondalkin, Ninth Lock Road, Dublin 22. Clondalkin Village is located just a few minutes walk from the shopping centre. It has a variety of shops, restaurants, and pubs. Clondalkin is a well-established and densely populated west Dublin suburb with strong population growth trends. The existing population within a 4km drive from the centre is approximately 140,000 people, according to the latest Census. Retailers will further benefit from the centres location less than ten minutes drive from the Strategic Development Zones of Clonburris and Adamstown. These new towns are progressing with the delivery of new housing for an estimated 23,000 people.

### Schedule of Accommodation

Floor	SQM	SQFT
Ground	136	1,462

### Quoting Rent

The quoting rent is available on enquiry.

### Insurance

The insurance is €2,298.94

### Service Charge

The service charge is approx. €15,157.78.

### Commercial Rates

The commercial rate is €16,615.20.