



TO LET

# BLOCK C, BARRINGTON BUILDING, CHERRYWOOD, CO. DUBLIN

## Property Highlights

- Prime retail opportunity in Barrington Building, Cherrywood.
- Extending to approx. 657 sq ft (61 sq m).
- Ground floor unit with direct parade access.
- Surrounded by strong occupiers including Starbucks, Spar, Laya Healthcare & Ben Dunne Gym.
- Adjacent to major office occupiers such as Dell, Aviva & Elavon.
- Excellent connectivity via M50, N11, Luas & multiple bus routes.

## Property Description

Unit F4.05 comprises a ground floor retail unit extending to approximately 657 sq.ft (61 sq.m) within Block C of the Barrington Building, Cherrywood Town Centre. The unit is finished to shell and core with a high-quality glazed shopfront and benefits from planning permission for retail use. The property is well positioned among established retail and office occupiers, offering strong footfall potential within a rapidly growing scheme.



Contact

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## Location

Block C, Barrington Building is prominently positioned within Cherrywood Town Centre, strategically located between the M50 and N11 in South County Dublin. The scheme benefits from excellent connectivity via the Luas Green Line, multiple Dublin Bus routes and immediate access to key arterial routes, serving a strong and affluent residential and commercial catchment.

## Service Charge

Service Charge for this property is approximately €4,973.73 per annum.

## Rates

Commercial Rates are TBC.

## Viewings

Strictly by appointment only through leasing agents Cushman & Wakefield.

## Rent

Quoting Rent is at €45,000 per annum.

## BER

BER Rating: **BER C1**

## Insurance

Insurance is TBC.

