

**TO LET**

## VANTAGE, CENTRAL PARK, DUBLIN 18

### Property Highlights

- Prominent ground floor units located within the Vantage development at Central Park, Dublin 18.
- Three units currently available ranging from 989 – 2,486 sq. ft.
- Suitable for a variety of uses subject to planning permission
- Situated within a strong residential catchment, providing strong long-term demand for retail.
- Excellent accessibility with designated LUAS stop, and on-site car parking.
- Rent on application

### Location

The Vantage scheme is located within Central Park, one of South Dublin's most prestigious mixed-use developments.

The scheme is ideally positioned in close proximity to both the M50 motorway and N11 and benefits from second to none transport links with a designated LUAS stop serving the scheme as well as several bus routes.

Prominent occupiers in the scheme include Centra, Art of Coffee and the Clayton Hotel



#### Contact

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## Property Description

The commercial units within the Vantage scheme are strategically positioned at ground-floor level, fronting onto the main pedestrian routes through Central Park.

The units are adjacent to the Central Park LUAS stop which ensures strong visibility and accessibility.

Situated within a high-density mixed-use campus anchored by major office occupiers and a large residential base, the units benefit from consistent daytime and evening footfall.

There are three units currently available which are suitable to a variety of uses subject to planning permission.

## Schedule of Accommodation

| Unit      | Sq. m | Sq.ft |
|-----------|-------|-------|
| Unit FG03 | 92    | 989   |
| Unit LG04 | 231   | 2,486 |
| Café Unit | 192   | 2,067 |

## Viewings

Strictly by appointment only through leasing agents Cushman & Wakefield.

## Rent

Rent is on application

## BER

Available upon request

## Rates

Commercial rates are yet to be confirmed.

## Service Charge

Available upon request

