

To Let: Café/Restaurant Opportunity

Termini, 3 Arkle Road, Sandyford



Property Highlights

- Excellent retail investment opportunity situated in Sandyford Business Park.
- Café/Restaurant unit extends to approximately 5,912 sq. ft. / 549.2 sq. m.
- Potential to sub-divide the unit.

Description

This Café/Restaurant opportunity is situated within the Sandyford Business Park with over 50 metres of double frontage glazing to the LUAS Line and Sandyford/Stillorgan Luas stops. A wide variety of cafes, restaurants and convenience stores all trade successfully in the Business Park, which benefits from a large number of corporates in addition to local residents. A large number of corporate occupiers have chosen to re-locate here in the recent past, including well-known names Facebook, Google, Salesforce, Tesla and Verizon. Termini itself has already attracted a range of new corporate occupiers who will be based upstairs, providing something of a captive market for the occupier of this unit. There is also potential to open the unit directly into the building's office reception, providing free and easy access for Termini office workers. There is also potential for an outdoor terrace (SPP).

Contact

Karl Stewart
Email: Karl.Stewart@cushwake.com
Tel: +353 1 639 9347

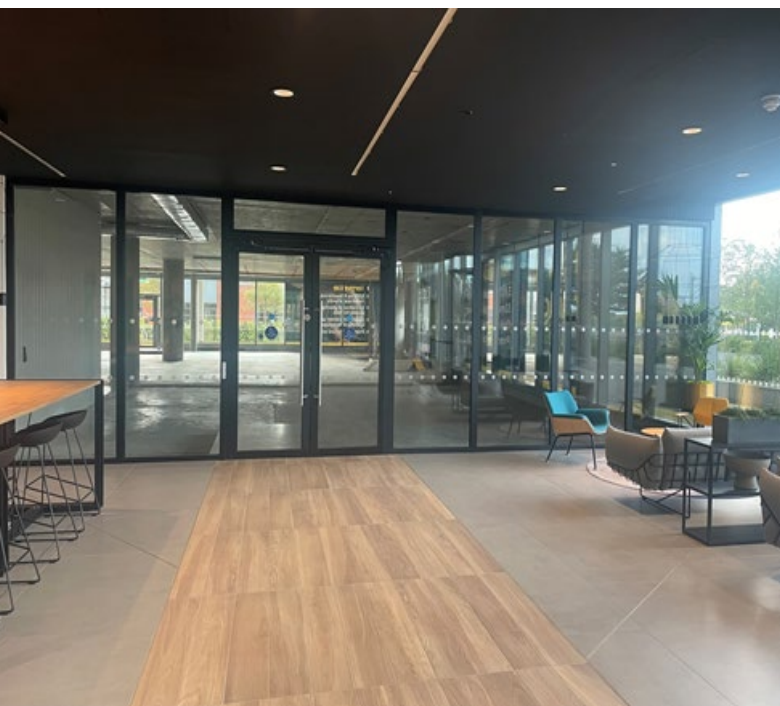
Joanna Berry
Email: Joanna.Berry@cushwake.com
Tel: +353 1 639 9674

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge
Dublin 4
D04 HH60

Tel: +353 1 639 9300



Café/Restaurant unit

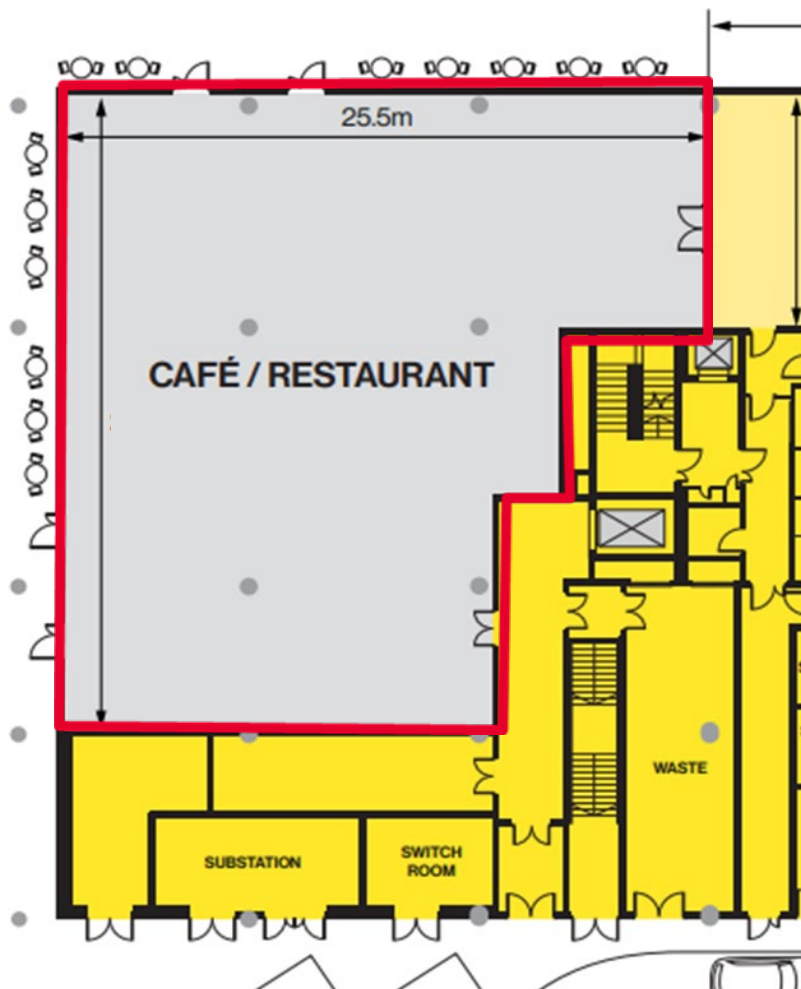


Location

This café/restaurant unit is located in the prominent and desirable Sandyford Business Park. It is visible from the LUAS and both the Stillorgan & Sandyford Luas stops are diagonally opposite. The M50 is a short 3 minute drive away (1.4km). There are also multiple bus routes in the surrounding area providing access to the whole Business Park, including a feeder bus to Blackrock DART Station.

There is a large supply of car parking around the unit, and the unit is conveniently located for the affluent suburbs of Foxrock, Blackrock and Leopardstown, which are relatively poorly served by local amenity.

Floor Plan



Schedule of Accommodation

Unit	Sq. ft	Sq. m
Café/ Restaurant	5,912	549.2

Quoting Rent

Price on request.



BER:A3

BER No. 800761785

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property

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