



TO LET

COMMUNITY UNITS

Property Highlights

- Excellent community use opportunities in the new Cookstown Gateway residential development.
- The units are situated on the ground floor directly across from the Cookstown Luas stop.
- Unit 1 extends to approx. 227 sq m (2,437 sq ft) and Unit 2 extends to approx. 92 sqm (989 sq ft).
- Quoting rent available on enquiry

Property Description

This property is a highly visible corner unit within a newly developed scheme, strategically positioned directly across from the Cookstown Luas Stop. The location is anchored by a 496 sqm (5,338 sq ft) Tesco Express, a major retailer in Ireland with 183 stores and a reported €3.45 billion in Irish sales. The presence of such a strong anchor tenant ensuring a high volume of foot traffic and strong commercial appeal.

This property is part of a newly built scheme that includes 204 modern apartments. This diverse residential community—with a mix of studio, one-bedroom, and two-bedroom units—ensures a built-in customer base and strong local demand, making this a great commercial opportunity. A further 80 apartments are currently under construction next door.



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Location

The property boasts a well-connected location, directly overlooking the Cookstown Luas Stop. On a daily basis, over 139,000 passengers use the Luas (Dublin Light Rail) system, underscoring the strong transport links and high visibility of the location. It is within walking distance of Tallaght University Hospital and The Square Shopping Centre, with easy access to the Luas Red Line, Dublin Bus routes, and the M50. Major employment hubs like Citywest Business Campus and Grange Castle Business Park are also nearby.

Schedule of Accommodation

Unit	SQM	SQFT
1	227	2,437
2	92	989

Insurance

The insurance is TBC.

Service Charge

The service charge is TBC.

Commercial Rates

The commercial rate is TBC.

Quoting Rent

The quoting rent available on enquiry.

BER: **BER G**



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