TO LET

CRECHE UNIT

Property Highlights

- Excellent creche opportunity in the new Cookstown Gateway residential development.
- The creche unit is situated on the ground floor directly across from the Cookstown Luas stop.
- Extending to approx. 182 sq m (1,959 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.

Contact

Peter Love
+353 1 639 9612
peter.love@cushwake.com

Anna May Gilsenan
+353 86 833 9396
Annamay.Gilsenan@cushwake.com

cushmanwakefield.com

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Unit outlined in red

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Creche Unit, Cookstown Gateway, Dublin 24

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

Floor	SQM	SQFT
Ground	182	1,959

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

Cushman & Wakefield
2 Cumberland Place
Fenian Street
Dublin 2
Ireland

cushmanwakefield.com

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