



TO LET

# UNIT 247, THE SQUARE TOWNCENTRE, TALLAGHT, DUBLIN 24

## Property Highlights

- Excellent opportunity to let office unit within one of Ireland's largest shopping destinations, boasting an annual footfall of 15million visitors.
- External office unit, extending to 3,800 sq.ft (353 sq.m) in total, spanning across two floors, boasting 2,603 sq.ft (242 sq.m) on the first floor and 1,197 sq.ft (111 sq.m) on the second floor.
- The subject unit offers a bright, flexible floorplate, making it suitable for a range of uses, particularly office use or leisure use (SPP).
- Notable nearby occupiers include Penneys, H&M River Island, Sketchers, JD, Sports Direct and Dealz.

## Property Description

Unit 247 is an external office unit, locate above An Post and beside Costa Coffee extending to 3,800 sq ft in total. The office comprises of two floors with the first floor extending to 2,603 sq ft and 1,197 sq ft a the secondfloor. The unit was formerly occupied by OPW, benefitting from a mix of executive offices, boardroom/meeting rooms and open plan areas.



### Contact

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## Location

Unit 247 benefits from its external location within the Square Towncentre in Tallaght, one of Ireland's largest shopping and leisure destinations with over 130 shops and restaurants. The shopping centre is anchored by Tesco and Dunnes, in addition to notable surrounding retailers which include Penneys, Argos, H&M, River Island, New Look, Skechers, Boots, Peter Mark, Clarks, JD Sports, Dealz and Movies @.

The Square Towncentre is serviced by excellent road networks, including the N81 (towards Wicklow), M50 (towards Dublin) and R118 (towards Limerick, Cork and Waterford). Furthermore, the centre boasts excellent public transport routes, including local bus networks and accessible via the Luas Red Line, located only 100m from the shopping centre.

## Service Charge

Service Charge for this property is approximately €37,150 per annum as of 2023.

## Rates

Commercial rates for 2022 are approximately €52,000 per annum.

## Insurance

Insurance will be €3,900 per annum.

## Viewings

Strictly by appointment only through sole leasing agents Cushman & Wakefield.

## Rent

Rent is on application.

## BER

BER Rating:



### FLOOR PLAN Level One

