

Café/Creche Opportunity: To Let

Brickfield Square, Drimnagh, Dublin 12



Property Highlights

- Excellent retail opportunity located in the Brickfield Square development, Drimnagh, Dublin 12.
- Two ground floor commercial units are available, they each boast a fully glazed shop front, providing superb natural light, visibility and profile.
- Unit 1 has planning for Café use while we are seeking Creche operators for Unit 2.

Description

The development is due to be completed in September and will provide a total of 282 Build to Rent apartments, across four blocks, ranging in height from 4- 10 stories

Two ground floor commercial units are available –

Unit 1 has planning for Café use and extends to approx.140 sq. m (1,507 sq ft).

Unit 2 has planning for a Creche and extends to approx.281 sq. m (3,025 sq ft).

The units are finished to a Landlords shell and core condition with services brought to a point.

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Location

Located in Drimnagh, the Brickfield Square development is a well-located residential area in south Dublin, just 3km outside the city centre. Nearby landmarks include Brickfield Park, the Grand Canal, Rialto Village and Crumlin Shopping Centre.

The scheme offers access to a range of public transport services including the Suir Road Luas Stop as well as numerous bus routes to the city centre.

The M50 motorway is also in close proximity, just a 10-minute drive away, offering easy access to Dublin Airport and the national road network.

Schedule of Accommodation

Unit	Sq. M	Sq. Ft
Café	140	1,507
Creche	281	3,025

Any proposed tenant will need to satisfy themselves as to the exact area of the subject property



Term

Available to let on new lease terms.

Quoting Rent

Price on application.

Service Charge & Commercial Rates

To be confirmed.

BER

Available upon request

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