

Cherrywood Town Centre



Property Highlights

- Excellent retail opportunity located on Grade Parade in Cherrywood, South County Dublin.
- Three ground floor commercial units are available, ranging in size from 137 - 145 sq m (1,476 - 1,561 sq ft)
- There is potential to combine units 2 & 3 to provide 289 sq m (3,110 sq ft)
- High quality retailers already trading from adjoining units include Tesco Express, Grafton Barbers, Tr1be Gym and Zambrero.

Description

Cherrywood is projected to have a future population of over 30,000 residents, more than 8,000 new homes, a retail-led Town Centre, six new schools, three major parks, as well as leisure facilities.

Block TC2 has three ground floor commercial units still available, ranging in size from 137 sq. m – 145 sq. m. There is also the potential to amalgamate units C2.02 and C2.03 to provide a larger unit, measuring approx. 289 sq.m. The units are situated on the ground floor with direct access onto the parade overlooking the Cherrywood Luas stop. High quality retailers already trading from adjoining units include Tesco Express, Grafton Barbers, Tribe Gym and Zambrero among others.,

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Location

Cherrywood Town Centre is ideally situated between the M50 and the N11 in South County Dublin, in the heart of one of the most affluent catchment areas in Ireland. The locality of Cherrywood boasts fantastic amenities while also being less than 35 minutes from Dublin City Centre by Luas, as well as numerous bus routes.

Schedule of Accommodation

Block TC2	Sq. M	Sq. Ft	Quoting Rent
Unit C1.01	137	1,476	€45,000 p.a
Unit C2.02	144	1,550	€37,500 p.a
Unit C2.03	145	1,560	€37,500 p.a
Unit C2.02 & C2.03 combined	289	3,110	€75,000 p.a

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.

Service Charge & Commercial Rates

To be confirmed.

BER Rating

Available upon request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax



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