CUSHMAN & WAKEFIELD

Birch Court, Northwood, Dublin 9



TO LET

COMMUNITY UNIT

Property Highlights

- Excellent community use opportunity situated in newly developed residential development.
- Extending to approx. 124.1 sq m (1, 336 sq ft).
- Units are in shell and core condition, ready for occupier fit out.
- The unit is located on the Ground Floor facing out onto Northwood Avenue.

Property Description

- Ground floor unit within a mixed-use scheme of 180 apartments.
- Located directly opposite Gulliver's Retail Park, which attracts significant footfall through the week.

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Contact

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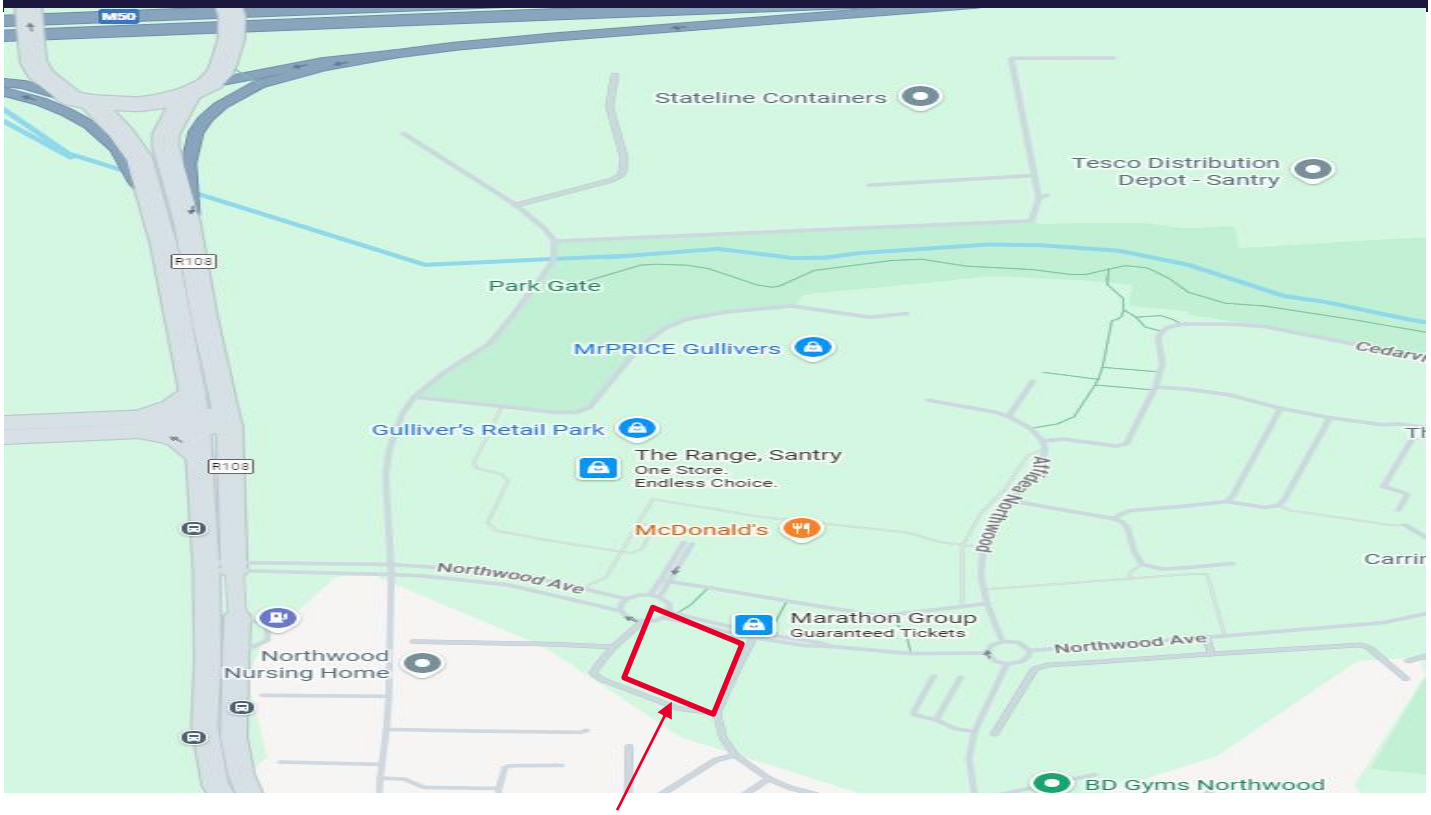
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Location

Birch Court is located in the busy Northwood area of Santry, Dublin 9, just off the M50 and only a 10-minute drive from Dublin Airport. The development benefits from excellent transport links, with various bus routes serving the local area as well as quick access to the City Centre. This prime position offers excellent visibility and accessibility, attracting high footfall from the surrounding residential developments and nearby Gulliver's Retail Park.

Schedule of Accommodation

Unit	SQM	SQFT
Community	124.1	1,336

Any intended occupier will need to satisfy themselves as to the exact area of the subject property.

Insurance

The insurance is TBC.

Service Charge

The service charge is TBC.

Commercial Rates

The commercial rates are TBC.

Quoting Rent

The quoting rent is available on enquiry.

CUSHMAN & WAKEFIELD

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