FOR SALE

HIGH-PROFILE RETAIL WAREHOUSE UNIT

BELGARD RETAIL PARK

TALLAGHT, DUBLIN 24

CUSHMAN & WAKEFIELD

BER B

PROPERTY SUMMARY

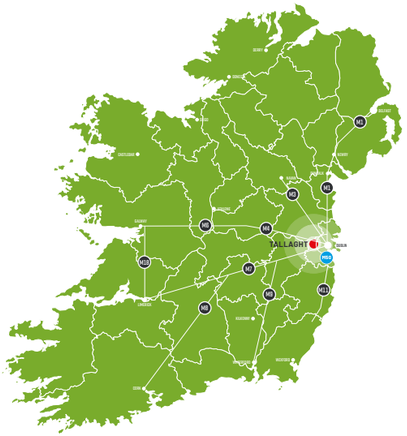
- Rare opportunity to acquire a detached asset within one of Dublin's premier retail warehouse destinations.
- Situated at the principal entrance to Belgard Retail Park, providing significant profile and branding potential.
- Landmark corner position with extensive frontage and exceptional visibility onto Belgard Road.
- Modern detached building extending to approximately 418 sq. m (4,499 sq. ft).
- Offered with full vacant possession, providing immediate asset management and occupation flexibility.
- Attractive opportunity for owner-occupiers, investors and trade-focused occupiers seeking a strategic Dublin location.
- Excellent connectivity to the M50 motorway, N7 and wider Dublin metropolitan area.

LOCATION

Belgard Retail Park is a well-established retail destination located in the heart of Tallaght, one of Dublin's largest and most densely populated suburban centres. The scheme occupies a prominent position on Belgard Road, benefiting from excellent connectivity and direct access to the M50 Motorway (Junction 10), approximately 11km south-west of Dublin City Centre.

Belgard Road forms the principal commercial corridor within Tallaght, accommodating a diverse mix of retail, leisure and employment uses. The area is anchored by The Square Town Centre, alongside Broomhill Industrial Estate and Tallaght Main Street, creating a well-established commercial hub that serves the extensive catchment population of Tallaght and surrounding suburbs including Firhouse, Clondalkin, Greenhills and Knocklyon.

The park benefits from exceptional accessibility, strong prominence and a strategic position within one of Dublin's most active retail locations.Its proximity to major retail, leisure and employment centres generates consistent consumer activity, underpinning its appeal to both occupiers and investors alike.






HIGH-PROFILE RETAIL
WAREHOUSE UNIT
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BELGARD RETAIL PARK
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DESCRIPTION

Constructed in 2004, the property comprises a purpose-built detached building extending to approximately 418 sq. m (4,499 sq. ft).

The unit is laid out to provide a main workshop area with additional steel-framed storage areas. There is a customer reception area to the side of the workshop along with two offices, a kitchenette and toilet facilities. Forming part of Belgard Retail Park, the unit benefits from access to the shared rear service yard and ownership of 12 designated car parking spaces to the front of the unit which forms part of its exclusive demise.

The detached nature of the building, combined with its corner positioning within the retail park, offers significant profile and branding potential for any occupier. The unit could also be configured to accommodate a broad range of retail warehouse, trade counter, food & beverage, showroom and commercial uses subject to planning permission.

The property comes with the benefit of full vacant possession providing a unique level of flexibility rarely available within retail park environments.



SCHEDULE OF ACCOMMODATION

PREMISES	FLOOR AREA (SQ. M)	FLOOR AREA (SQ. FT)
Ground Floor	418 sq. m	4,499 sq. ft

Any intending purchaser will need to satisfy themselves as to the exact floor areas.

CAR PARKING	12 SPACES

SITE PLAN



Illustration provided for indicative purpose only.

TENURE

We understand the property is held under a long-leasehold title from 23 June 2003 for a term of 900 years.

SERVICE CHARGE

There is an annual estate service charge applied to the property. Further information is available upon request.

PROPOSAL

Price on application.

VAT

No VAT is applicable on the sale.

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VIEWINGS

All viewings are strictly by appointment through the sole selling agents.

SELLING AGENT

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