

TO LET

Artaneplace

Artane, Dublin 5

XESTRA
Asset Management Experts

QRE REAL ESTATE
ADVISERS

Artane Place - a retail destination



Executive Summary

Located only 5 km north of Dublin City Centre, Artane place is nestled in midst of an established and vibrant residential area with an immediate catchment population of over 45,000 within a 2 mile radius.

Anchored by Lidl, Pepco, Chemist Warehouse, Polonez and Mr Price.

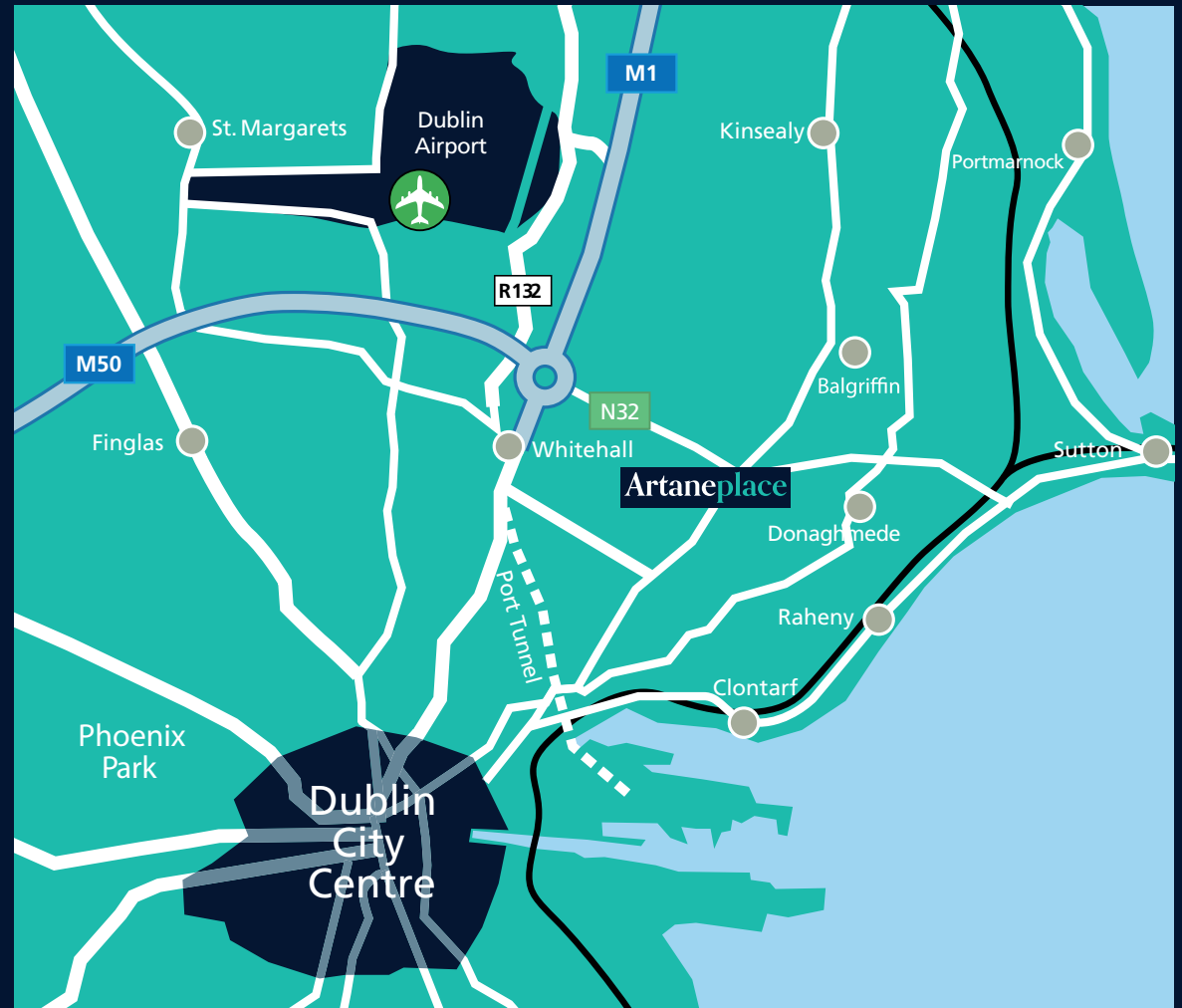
Over 30,000 cars visit the park each week with more visiting the park by foot.

Excellent retail opportunities with a variety of units and sizes available.

Approx. 300 number surface customer car parking spaces.

The units are suitable for a variety of uses.

Traditional Retail Units and Retail Warehouse Units available.



12 minutes to M50

15 minutes to Dublin Airport

6 minutes from Killester Dart Station to Connolly Station

1 minute to Dublin Bus

Artane Place, Dublin 5



Units

AVAILABLE UNITS	SIZE IN SQ.FT. (APPROX.)
7 to 8	1,620
14	1,075
18	6,000
23, 26, 29	1,100
39A	420
40	1,011

There are a number of other available uses within the park including office and light industrial / warehouse.

■ AVAILABLE ■ LET



LEASE TERM

New leases with flexible terms.

QUOTING RENT

Rents on Application.

SERVICE CHARGE

We understand that the service charge payable for 2024 is €2.80 per sq.ft. This is subject to change in accordance with the annual service charge budget.

COMMERCIAL RATES

The Tenant will be obliged to pay rates to the local authority upon occupation.

TIMING

Available immediately.

BER



STRICTLY BY APPOINTMENT

Strictly by appointment with the letting agents.

Jonathan Donnelly | Surveyor

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