



TO LET

UNIT 14, DUNDRUM VILLAGE CENTRE, DUBLIN 14

RETAIL / OFFICE OPPORTUNITY



LOCATION

The subject property is located in Dundrum Village Centre at the end of the retail parade and has good street front profile on to Main Street Dundrum. The village centre is in close proximity to the Dundrum Luas Station and Dundrum Town Centre (Ireland's premier Shopping Centre).

The Dundrum Road is a key arterial route with ease of access to the city centre (approximately 5km north), M50 and N11. The Luas green line at Dundrum is a circa 2 minute (100m) walk from the property. Nearby occupiers include Lidl, Dealz, Dundrum Vet Clinic, and Insomnia.

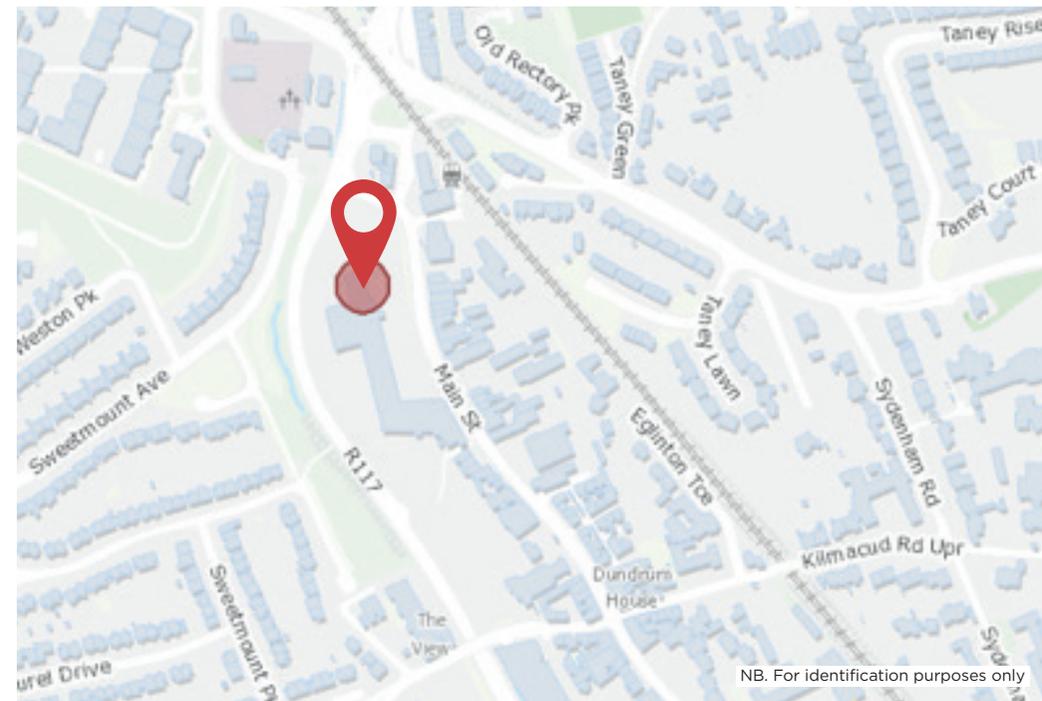
DESCRIPTION

The subject property is located in the old Dundrum Village Centre, situated north of Dundrum Shopping Centre and immediately west of Main Street. The unit has full width glass façade.

Tenants operating in the Centre include Dundrum Vet Clinic, Dealz, Diep Takeaway, Insomnia Coffee, Mulveys Flooring, and Matt Britton Carpets. The Village Centre provides own door units at ground floor level and a mix of office and retail overhead. Extensive surface car parking is provided with 310 spaces, car parking is charged at a rate of €2 per hour.

LEASE SUMMARY

Lease Commencement	22/12/2014
Term	15 years
Lease Expiry	22/12/2029
Annual Rent	€70,000
Floor Area	2,573 sq.ft. (gross internal area)

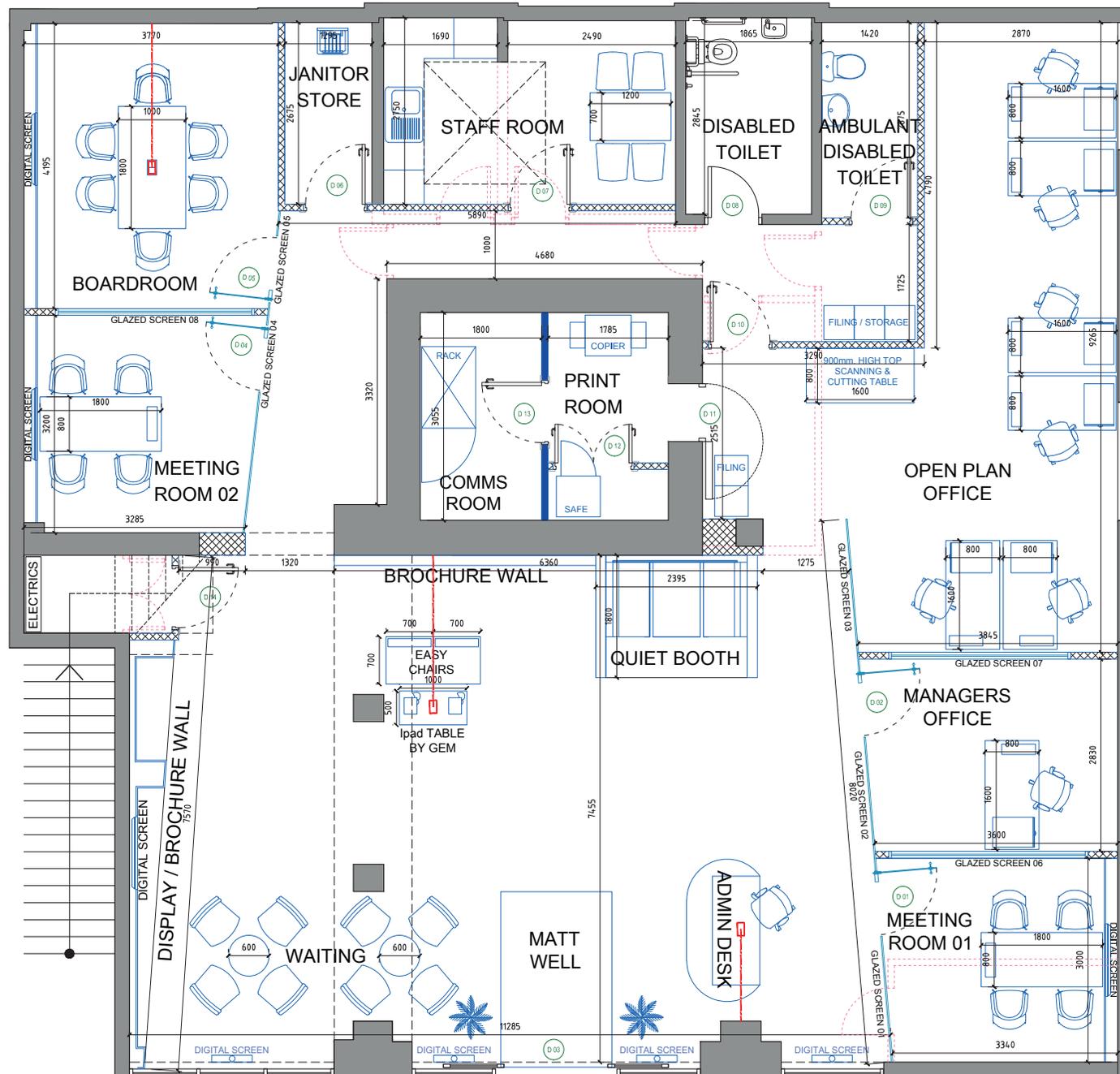


NB. For identification purposes only



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FLOOR PLAN



QUOTING RENT

€70,000 per annum.

LOCAL AUTHORITY RATES

Approximately €xx per annum.

BER



BER Number: 800779183

BER Advisory: 185.08 kWh/m²/yr. 0.88

LEASE TERMS

Available by way of assignment or subletting.

VIEWING

All viewings are strictly by appointment through the sole letting agent.

AGENT DETAILS

For further information please contact:

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Surveyor

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