



**OBJECT-ID: 182**

# PROPERTY BROCHURE

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To Rent

**COOKSTOWN RD, BELGARD (DUBLIN 24 )**



## **Your Contact**

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## **Head Office**

Lidl Ireland  
Main Road  
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Dublin 24



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### COOKSTOWN RD, BELGARD (DUBLIN 24 )

<b>Acquisition Type</b>	To Rent
<b>Rent</b>	Subject to Offer
<b>Object-ID</b>	182
<b>Availability</b>	Immediately
<b>Address</b>	Cookstown Rd, Belgard , Dublin 24
<b>Regions</b>	Leinster
<b>Geographical Location</b>	Lat 53.30238   Long -6.377966
<b>Property Type</b>	Commercial, Office, Retail, Leisure
<b>Areas</b>	Total Floor Area 176,00 sq.m
<b>Year of Construction</b>	2019

#### Areas

There is one upper floor office unit available within Lidl's Neighbourhood Centre in Belgard:

**Medical Centre 1, Block 2:** 176 sq.m (1,894.45 sq.ft) - First Floor Unit located above two retail units.

#### Additional Information

There is a variety of retail offering in the immediate area including Costa Coffee, Village Vets, David Murphy Pharmacy and League Barbers.

The development is located on Cookstown Road which is south-west of Dublin City Centre with a growing population of 76,000. The Square Shopping Centre is only 5 minutes away via car.

The units are suitable for a variety of uses subject to the necessary planning consent.

Offers made must be exclusive of VAT, service charge, rates & insurance.

#### Parking Facilities

There will be access to 139 surface level car park spaces.

Lidl will hold exclusive rights over the car park with a non-exclusive right of use granted to tenants.

#### Building Condition

The unit will be handed to the tenant in a shell and core condition with services brought to a point for connection.

The responsibility of the fitout, FSC & DAC for the unit will lay with the proposed tenant.



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### Images

