

## TERMS

The units are available on new long term full repairing leases, with 5 yearly upward only rent reviews.

## VAT & STAMP DUTY

Any VAT and stamp duty arising out of the transaction will be the sole responsibility of the lessee.

## SERVICE CHARGE

The tenants will be liable for a contribution to a service charge towards the upkeep of the common services and common parts of the building and car parking area.

## RENT

Available on application.



# BLACKGLEN

## VILLAGE CENTRE



### JOINT AGENTS



Hamilton  
Osborne  
King

32 Molesworth Street, Dublin 2.  
**Tel:** 01 618 1300. **Fax:** 01 676 7066.  
**E-mail:** dublin@savills.ie  
www.savills.ie



118 Lower Baggot Street, Dublin 2.  
**Tel:** 01 631 8403. **Fax:** 01 661 6318.  
**E-mail:** commercial@hookemacdonald.ie  
www.hookemacdonald.ie

### DEVELOPER



www.shannonhomes.ie

SUPERB NEW RETAIL UNITS AND OFFICE SUITES

### JOINT AGENTS



Hamilton  
Osborne  
King

01 618 1300



HOOKE & MACDONALD  
COMMERCIAL

01 6318 403

These particulars are for guidance purposes only and do not form part of a contract. The vendor and their agent shall not be held responsible for any inaccuracies, all maps and measurements are provided for identification purposes only. Intending tenants must satisfy themselves as to the accuracy of details given verbally or in printed form. No employee in Hooke & MacDonald has the authority to make or give representations of warranty in relation to this property. Prices are quoted exclusive of VAT and all negotiations are conducted on the basis that the lessee shall be liable for any VAT arising on the transaction. Ordnance Survey Ireland No. 0009506 Ordnance Survey Ireland and Government of Ireland.



# BLACKGLEN

VILLAGE CENTRE

## LOCATION

Blackglen Village Centre is strategically located on the south side of the Southern Cross Route (M50 Extension) and is accessed off the Blackglen Road, opposite The Lamb Doyles. Blackglen Village Centre is located between four new residential developments namely, Bracken Hill, Sandyford View, Rockview and Ticknock Hill.

Blackglen Village Centre will service well over 1,000 new homes in the immediate vicinity, as well as its surrounds, which currently lacks local neighbourhood shopping facilities. The Centre will also be convenient to members of the Total Fitness Gym, which currently has in excess of 10,000 members.

Sandyford Estate and South County Business Park, which include large multinational corporations including Microsoft, Vodafone, Siemens, Merrill Lynch and AIB along with a number of large developments such as Beacon Court Hotel and Hospital and Bewleys Hotel are located close by. The LUAS has two stops, Kilmacud and Sandyford, within a 20 minute walk and a feeder bus linking the developments to the LUAS will be operational within the coming months.



View of Blackglen Village Centre



## THE CENTRE

Briefly the centre comprises a two storey detached building which incorporates a large convenience store; 5 ground floor retail units and first floor office units. The U-shaped building is centred around ample surface car parking, which will facilitate ease of use for occupiers and customers.

## RETAIL

There are 5 retail units available to let, ranging in area from approximately 76 sq.m. - 114 sq.m. The retail units adjoin a large impressive Centra convenience store. The units are well suited to a variety of uses including pharmacy, video store, hairdresser, dry cleaners, café/coffee shop, beauty salon etc. Each unit will be completed to the typical 'shell and core' condition with services brought to a single point in each unit. Externally, glazed shop fronts will be installed.

## OFFICE

There are 7 office units ranging in size from approximately 63 sq.m. - 180 sq.m. located on the first floor of the development. The office units are well suited to a variety of uses including medical centre, dentist, professional practices, solicitors etc. The units will be completed to a high grade fit-out which will include suspended ceilings, recessed light fittings, plastered and painted walls, perimeter trunking, category 5 cabling and ISDN connection and heating. Fully fitted WCs are also to be provided. Units can be combined to make larger units (subject to planning/statutory approval).

