

**TO LET**

UNIT 312A

Property Highlights

- Excellent retail opportunity located on Level 3 of The Square Town Centre.
- Extending to approx. 146 sq. m (1,571 sq. ft). Former Ashford Collection.
- Quoting rent available on enquiry.

Property Description

- Located on level 3, Unit 312a spans approximately 146 square metres, comprising 114 square metres of retail space and a 32 square metre mezzanine area. Situated opposite Starbucks and near the entrance of Dunnes Stores benefiting from substantial passing trade.
- The Square Town Centre, Tallaght is one of Ireland's largest shopping destinations with over 130 shops and restaurants. The centre boasts an annual footfall of 15 million visitors due to its unrivalled tenant line-up which includes Penney's, River Island, H&M, Skechers, Boots, JD Sports, Sports Direct, Dealz and Movies @.



Contact

Anna May Gilsenan
+353 86 833 9396
Annamay.gilsenan@cushwake.com

Conor Niland
+353 1 639 9219
conor.niland@cushwake.com
cushmanwakefield.com





Location

The M50 motorway serves as a vital transportation link to Tallaght with junctions 10 at Ballymount and 11 in Tallaght providing convenient access points. From here, drivers can quickly reach The Square Tallaght via the N81 or other local road networks. The LUAS Red line, terminating near The Square, offers a quick and direct connection between The Square Town Centre and Dublin City Centre. The Town Centre is well-served by excellent road and public transport networks. Additionally, 11 Dublin Bus Routes operate within the center, with several terminating there.

Schedule of Accommodation

Floor	SQM	SQFT
Third	146	1,571

Service Charge

The service charge is €18,006.96.

Commercial Rates

The commercial rate is €13,027.20.

Insurance

The insurance is €1,426.98.

Quoting Rent

The quoting rent is available on enquiry.

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