



Tallaght Cross West

TALLAGHT | DUBLIN 24

TO LET

Prime Retail, Leisure and Commercial Space





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Key Facts



Strategically located adjacent to Tallaght University Hospital, The Square Shopping Centre, and South Dublin County Council civic offices.



Ideal for large retail, leisure, medical and commercial users.



Excellent floor to ceiling height.



Occupiers include Aldi, Flyfit, Tallaght University Hospital, Dublin – Railway Procurement Agency and Tallaght Cross 186 bed hotel.



Ample underground parking



Range of units from 210 sq.m. up to 3,300 sq.m. and ability to add mezzanine levels (STPP).



Transport: Immediate Luas Red Line access; M50 motorway within 5 minutes; multiple Dublin Bus routes serving the scheme.



LOCATION

TALLAGHT IS A KEY SUBURBAN HUB SITUATED APPROXIMATELY 11 KM SOUTHWEST OF DUBLIN CITY CENTRE. IT IS HOME TO MAJOR EMPLOYERS, EDUCATIONAL INSTITUTIONS, HEALTHCARE FACILITIES AND AN ESTABLISHED RETAIL CORE.

The scheme occupies a dominant town centre position immediately adjoining Tallaght University Hospital and directly opposite The Square Shopping Centre, two of the area's primary footfall and employment generators.

The wider catchment is anchored by a strong mix of civic, cultural and commercial occupiers, including South Dublin County Council Civic Offices (c. 5-minute walk), Rua Red South Dublin Arts Centre, Civic Theatre and County Library (adjacent), Cookstown Industrial Estate (c. 5 minutes by road), the established Airton Road Commercial Area, Tallaght Stadium (c. 10-minute walk), and the Tallaght Cross Hotel located within the development itself. Together, these uses underpin consistent daytime and evening activity, supporting sustained retail and service demand.



TRANSPORT LINKS

Tallaght Cross West is exceptionally well connected by public transport and road networks, offering convenient access for customers, employees and visitors.

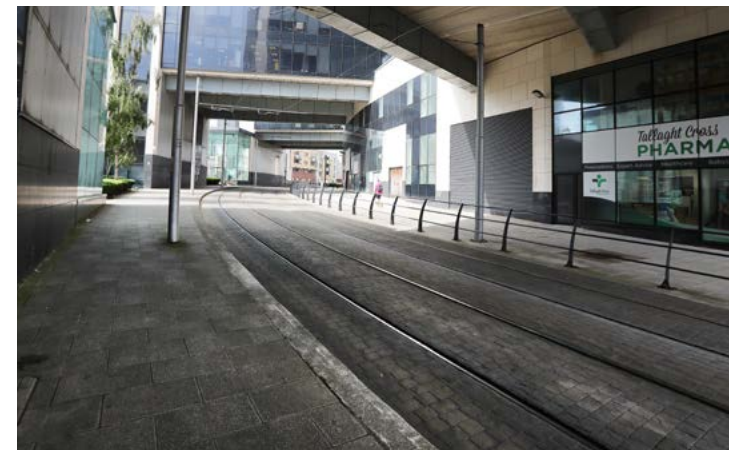
Public Transport

- **Luas Red Line** – Located directly beside the scheme. Trams operate every 2–10 minutes, offering direct services to Dublin City Centre, Heuston Station, Connolly Station and The Point/Docklands.
- **Dublin Bus** – The development is served by 11 routes, including 49, 56a, 65, 65b, 75, 76, 76a and 77a, providing strong connectivity across Dublin – not including further routes available from The Square shopping centre such as the W4.
- **BusConnects** – The “Tallaght/ Clondalkin to City Centre Core Bus Corridor” project is in development and includes both upgraded bus infrastructure and cycle facilities, improving future access from the scheme to the city core.

Road Access

- Immediate connection to the N81.
- Approx. 5 minutes to the M50 motorway.
- Drive Times: Sandyford – Approx. 15 minutes / Dublin Airport – Approx. 25 minutes / IFSC or St. Stephen's Green – Approx. 30 minutes (off-peak)





ABOUT TALLGHT CROSS WEST

Tallaght Cross West is a landmark mixed-use development located in the heart of Tallaght, one of Dublin's largest urban centres. The scheme offers a diverse range of retail, office, leisure and medical accommodation, complemented by strong on-site amenities and excellent transport links.

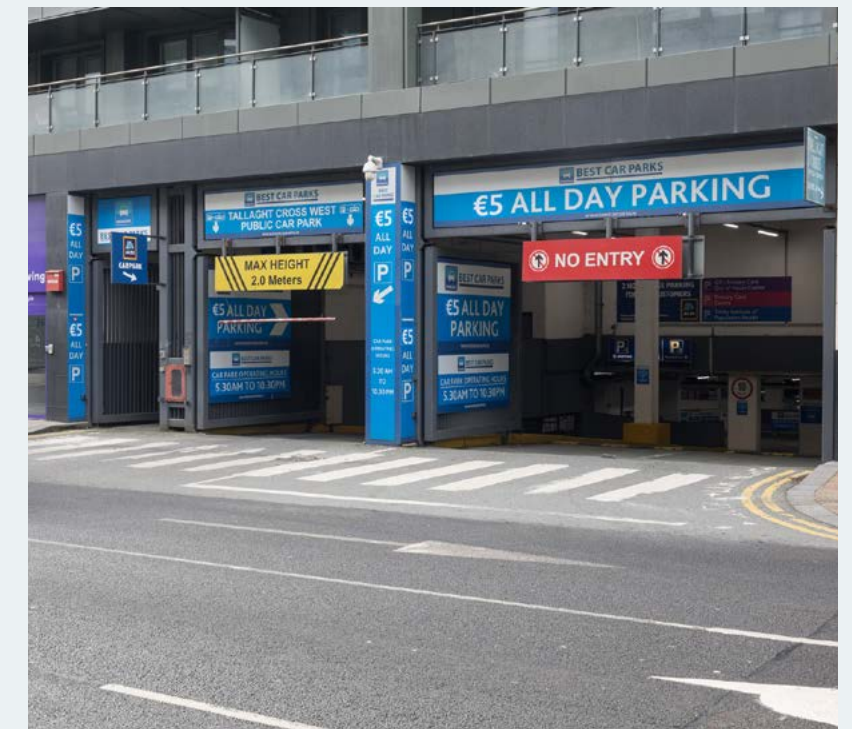
The development benefits from ample underground parking over three levels alongside immediate Luas Red Line access. The location's connectivity and visibility make it a prime choice for occupiers seeking to establish or grow their presence in Dublin's southwest metropolitan area.





Catchment & Demographics

TALLAGHT CROSS WEST BENEFITS FROM A POTENT MIX OF LOCAL AND REGIONAL CATCHMENT DRIVERS, HEIGHTENED DENSITY AND OUTSTANDING ACCESSIBILITY.



Immediate Catchment (within 5 minutes)



107,000
Residents



20,000
Employees across health, civic and educational sectors



75,000
Daily Luas users

Demographics (within 5 minutes)



62%
under age 45



31%
commute by public transport, on foot or cycle



53%
in full-time employment

Demographic Highlights



A strong presence of young families, bolstered by elevated birth rates.



Diverse commuter profiles— from professionals, hospital staff, shoppers, to students— creating a multi-functional daytime economy.



Socio-economic indicators (e.g., working-age dominance, full-time employment) support purchase power and consumer confidence

Conclusion

TALLAGHT CROSS WEST STANDS AS A COMPELLING LOCATION FOR DEVELOPMENT, WITH IN-BUILT DEMAND, DEMOGRAPHIC DEPTH, AND STRATEGIC TRANSPORT AND CIVIC ADJACENCY. IT OFFERS AN IDEAL PLATFORM FOR RETAIL, RESIDENTIAL, AND MIXED-USE OPPORTUNITIES THAT CAN LEVERAGE ITS VIBRANT DEMOGRAPHIC AND LOGISTICAL ASSETS.



The Units

TALLAGHT HOSPITAL



- Vacant
- Occupied
- Red Luas Line

Accommodation Schedule

Unit	Tenant	Use	SQ.M.	SQ.FT.	BER
B1	Vacant	Retail	328	3,528	G
B2-B3-B15-B16	Tallaght University Hospital (REEVES)	Medical	3,460	37,244	G
B4	Vacant	Retail	1,033	11,122	G
B5-6 (incl mezz & basement)	Aldi Stores (Ireland) Ltd	Retail – Grocery	1,801	19,385	C1
B7-10	Vacant	Retail	2,106	22,669	G
B11-13	Vacant	Retail	1,200	12,917	G
B14	Tallaght University Hospital (CRY)	Medical	345	3,714	G
B17	IRES Fund Management	Office	102	1,099	C1
C1-3 (incl mezz)	Flyefit	Gym	1,837	19,773	G
G1-G2 (incl mezz)	Vacant	Office	1,322	14,230	G
Block H-GF Kiosk	Dublin – Railway Procurement Agency	Kiosk – Luas Line	24	258	G
H1	Vacant	Creche	302	3,251	G

Equating to a total of 13,860 sq.m. / 149,000 sq.ft. across the scheme and a total of 6,300 sq.m. / 67,700 sq.ft. across the entire scheme.



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Additional information

The scheme comprises a mix of established tenants and multiple vacant units available to let on flexible terms.

Vacant Units

Suitable for retail, office, leisure, medical and specialist uses (STPP).

Lease Terms

Quoting terms and property costs available on request.

VAT

Any VAT arising from lettings will be the responsibility of the incoming tenant.

BER



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PSRA No: 003571