



Unit 4, “The Old Church”

Kilmacud Road Lower, Co. Dublin A94 YO79

Short Term Let



LOCATION

The subject property occupies a prominent location in the centre of Stillorgan village, a bustling and coveted south Dublin trading location, which benefits from its ease of accessibility and close proximity to a host of mature south county Dublin suburbs.

Ideally situated within a short distance of Stillorgan Shopping Centre, adjacent occupiers include Platinum Pilates, Bear Market Coffee and Bread 41.

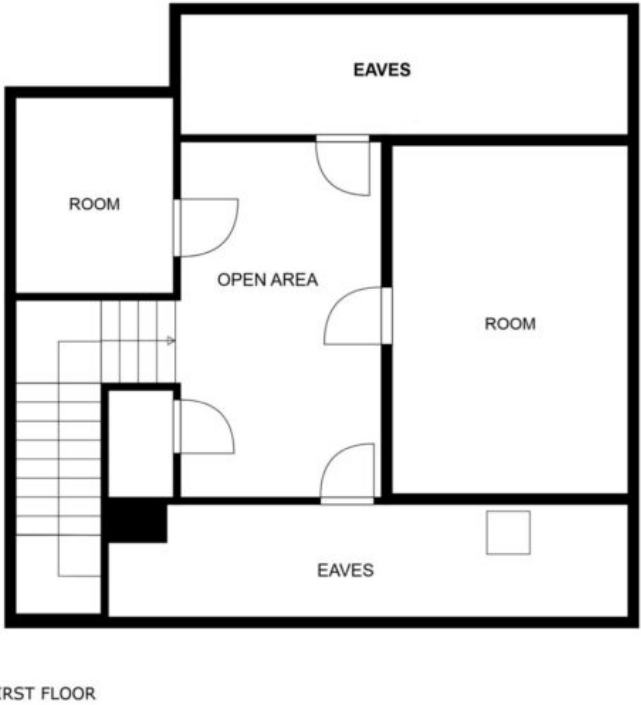
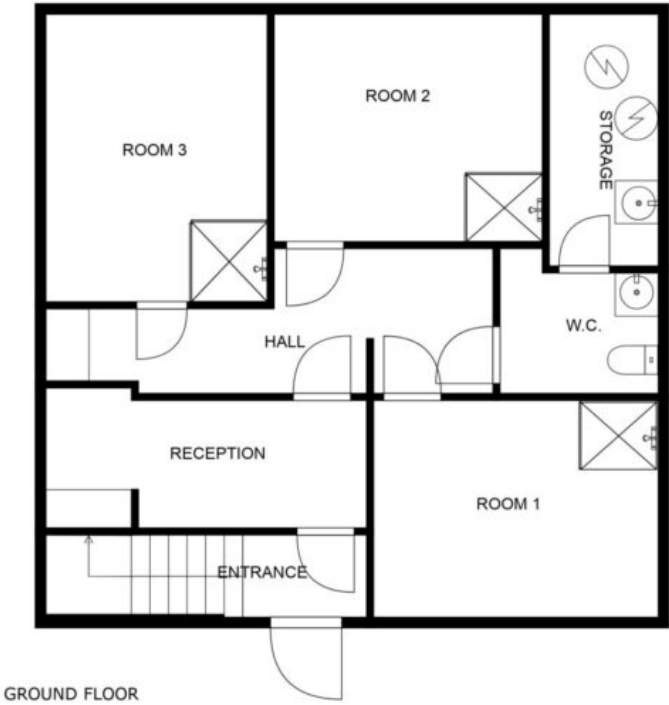
DESCRIPTION

Set over ground and first floor, the unit has been fitted out to a high standard. The unit would particularly suit a service based use as the space provides for a number of cellular rooms over both levels. We understand all services are available to the unit.

ACCOMODATION SCHEDULE

Floor	Sq.Ft	Sq.M
Ground	600 sq.ft.	55 sq.m
First	600 sq.ft.	55 sq.m

(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)



(floor plan for information purposes only, not to scale)





LOCATION MAP – For indicative purposes only

Rent

€40,000 per annum

Lease

The unit is available on a new short-term lease for a duration of up to 3 years. The occupier will be required to sign a Deed of Renunciation. One car space is available by way of separate licence.

Viewing

Strictly by prior and accompanied appointment

Rates/ Service Charge/ Insurance

Upon application

BER **BER B1**

CONTACT

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