

# To Let – High Profile Medical Unit

New Bancroft Centre, Tallaght, Dublin 24



## Key Benefits

- + Ground floor unit comprising 260 sq.m / 2,798 sq. ft of medical space.
- + Final available unit at the New Bancroft Scheme.
- + The unit benefits from having medical planning permission.
- + High profile premises located on the N81 in close proximity to Tallaght village.
- + The unit is suitable for a range of medical & health occupiers.
- + The unit is located in a vibrant area which benefits from heavy levels of passerby traffic and consistent levels of footfall.
- + Available Immediately.

## New Bancroft Centre, Tallaght, Dublin 24

### Location

The New Bancroft Centre is situated in the heart of Tallaght Village, approximately 10km west of Dublin City Centre. The unit enjoys a prominent position fronting the N81, one of the main arterial routes into the city. The scheme is located approximately 650 metres east of Tallaght Village Centre.

Tallaght is a well-established residential and commercial hub in South County Dublin, with a population of approximately 79,842 (CSO 2022). The immediate catchment area comprises a mature residential community, supported by leading service and convenience operators nearby. Notable occupiers include Tesco as the anchor tenant, alongside Woodfire and Wings Tallaght. Recent lettings include Unit 4 to Supreme Cutz and Unit 5 to Style Nails and Beauty with the medical unit being the final available unit within the scheme.

### Description

The scheme at New Bancroft Centre was completed in 2018 and consists of 131 apartments across three blocks with a dual access underground car park providing approximately 100 parking spaces. The overall scheme is anchored by Tesco who have access to their unit via an entrance to the north of the scheme and via a travelator from the car park.

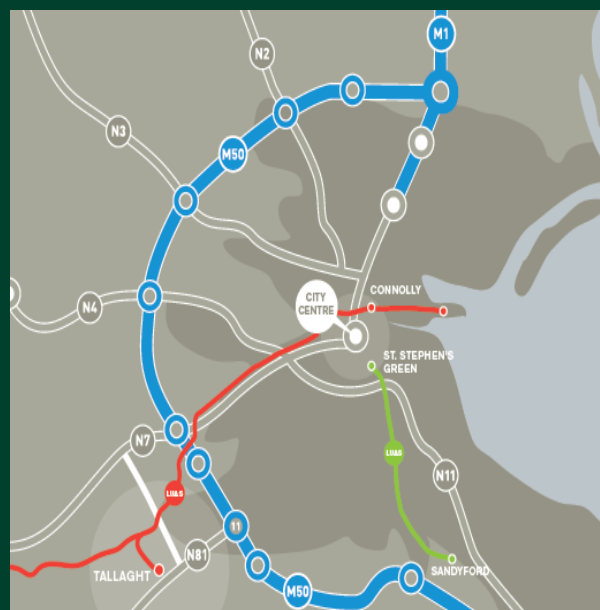
The medical unit benefits from access via the R819 and a designated entrance from the underground car park where the unit also has its own specifically designated car spaces for staff and customers. There is also visibility to the property from the N81 which will benefit any footfall driven occupiers.

### Schedule of Accommodation

The net internal floor area of the units are as follows:

| Floor        | SQ. M | SQ. FT |
|--------------|-------|--------|
| Medical Unit | 260   | 2,798  |

*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence*



## Sample Medical Centre Layout



## Retail Unit

Medical Unit, New Bancroft Centre, Tallaght, Dublin 24

## Quoting Rent

€50,000 per annum, exclusive of all other outgoings.

## Viewing

Strictly by appointment with the CBRE letting agents.

## Lease

The property is available by way of new lease.

## Service Charge

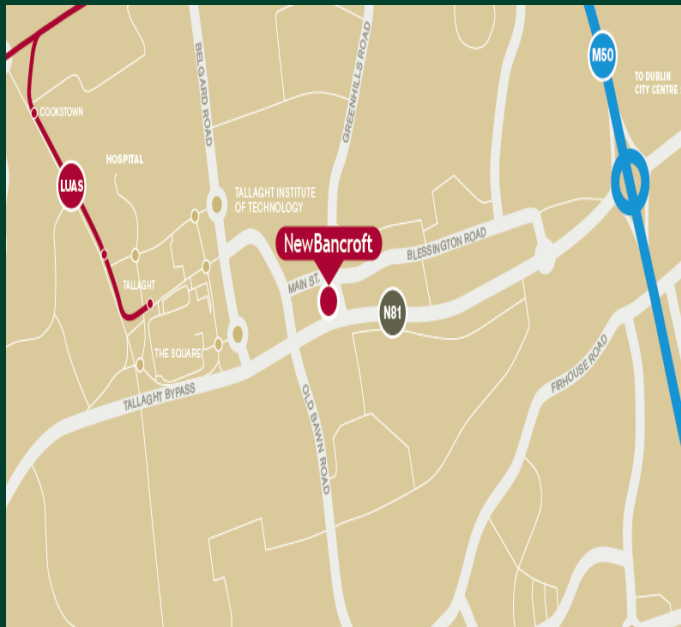
To be confirmed

## Rates

The property is currently not rated by the local authority.

## BER

BER F (BER rating will likely increase once a fitout has been complete)



## Agents Contact Details

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