

TO LET



# Unit 2, The Arena Centre, Tallaght, Dublin 24

242 sq m (2,601 sq ft)

- 2,601 sq ft (242 sq m) unit with planning permission for pharmacy use.
- Modern mixed-use development comprising office, retail, residential (230 apartments), hotel and leisure uses.
- Notable retailers in the scheme include Woodies, Lidl, Maxi Zoo, Riva Bingo, and Range River Mountain.



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# Location

Tallaght is Dublin's largest suburb with a population of 101,055 (CSO, 2015). The Arena Centre is a modern mixed-use development in the centre of Tallaght, at the junction of the Tallaght Bypass (N81) and Whitestown Way.

The Square Shopping Centre, Tallaght Business Park and Tallaght Stadium are all within the immediate vicinity of The Arena Centre. Notable occupiers within the development include Woodies, Lidl, Maxi Zoo, Bank of Ireland and The Maldron Hotel. Public transport to the area is excellent with the Luas Red Line providing direct access to the city centre and a number of Dublin Bus routes providing access to the surrounding areas and the city centre.

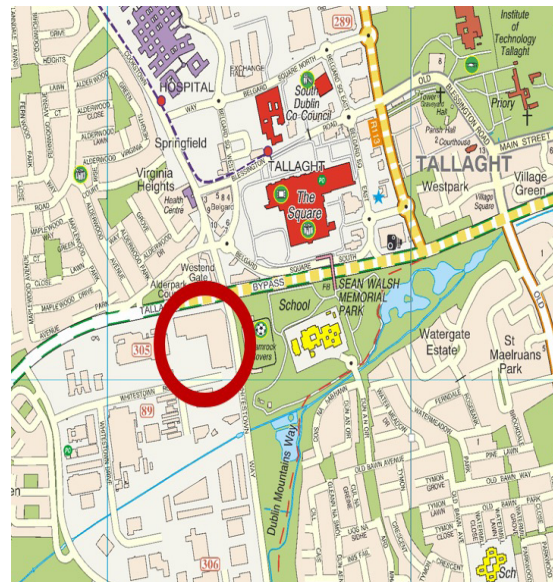
# Description

The subject unit extends to approx. 2,601 sq ft (242 sq m) and has planning permission for pharmacy use. The unit is currently in shell and core condition and is situated within the northern mall adjacent to Woodies DIY and the Maldron Hotel. There are 882 car parking spaces at The Arena Centre.

# Accommodation Schedule

Accommodation	Sq M	Sq Ft
Retail/ Pharmacy	242	2,601

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



## Rates

Approx. €3.08 psf

## Terms

Flexible lease terms.

## Insurance

€0.15 psf

## Service Charge

€4.36 psf

## Building Energy Rating

BER: G  
BER No: 800184855  
EPI: 6457.47 kWh/m<sup>2</sup>/yr (8.17)

## Quoting Rent

On application.



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