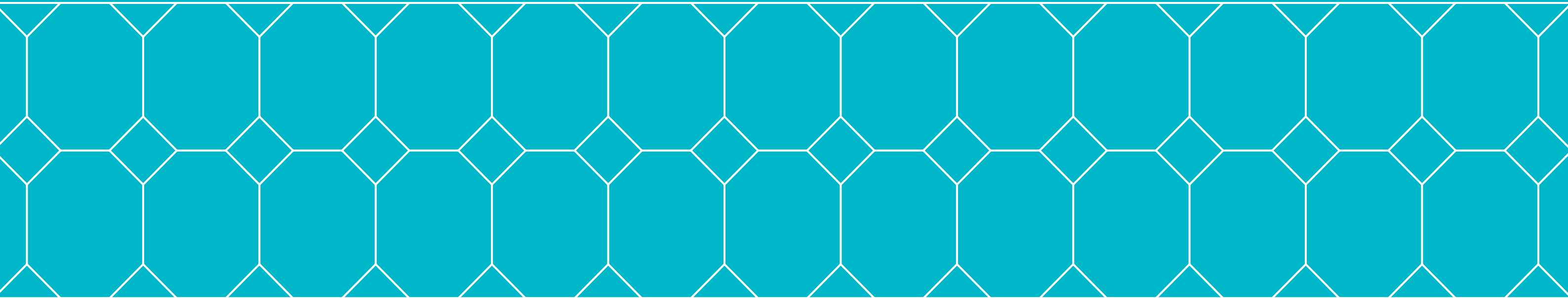


HARPUR
LANE

CRÈCHE OPPORTUNITY



LEIXLIP, ☪ KILDARE

WELCOME TO HARPUR LANE CRÈCHE



CGI for illustrative purposes

AN IDEAL BUSINESS OPPORTUNITY

Positioned within the established town of Leixlip, Co. Kildare, in the development of Harpur Lane, this purpose-built crèche offers an excellent opportunity to establish a childcare facility in a growing residential community.

CRÈCHE OPPORTUNITY HIGHLIGHTS

- Standalone, two-storey crèche
- c. 3,132 square feet (290 square metres) of internal accommodation
- c. 2,282 square feet (212 square metres) of outdoor play space
- 6 dedicated car parking spaces
- 1 dedicated accessible parking space
- 2 visitor parking spaces
- Bicycle parking provided
- Delivered shell and core
- Purpose built and ready for occupier-led fit out
- Price: €575,000 (exclusive)



LEIXLIP: A VIBRANT AND FAMILY-FOCUSED LOCATION



ESTABLISHED FAMILY INFRASTRUCTURE

- 7 primary and 2 secondary schools
- Strong childcare catchment
- Extensive parks and green spaces
- Mature residential communities

HARPUR LANE



CONNECTED & COMMUTER-FRIENDLY

- 22km from Dublin city centre
- Quick access to M4 & M50
- 10+ public transport links: Louisa Bridge and Leixlip Confey train stations, Green Lane and Dublin Road bus stops



DEMOGRAPHICS: YOUNG & FAMILY-ORIENTED

- 17,000 residents
- Average resident age: 35
- 1,000 children under 4 years old
- €80,000 median household income
- 77% of residents own their homes

STRONG GROWTH & DEMAND DRIVERS

- +3,300 new homes planned by 2026
- +2,500 population by 2029
- Major local employers: Intel, Hewlett Packard Enterprise
- Ongoing town renewal and investment



EASY CONNECTIVITY FOR COMMUTERS

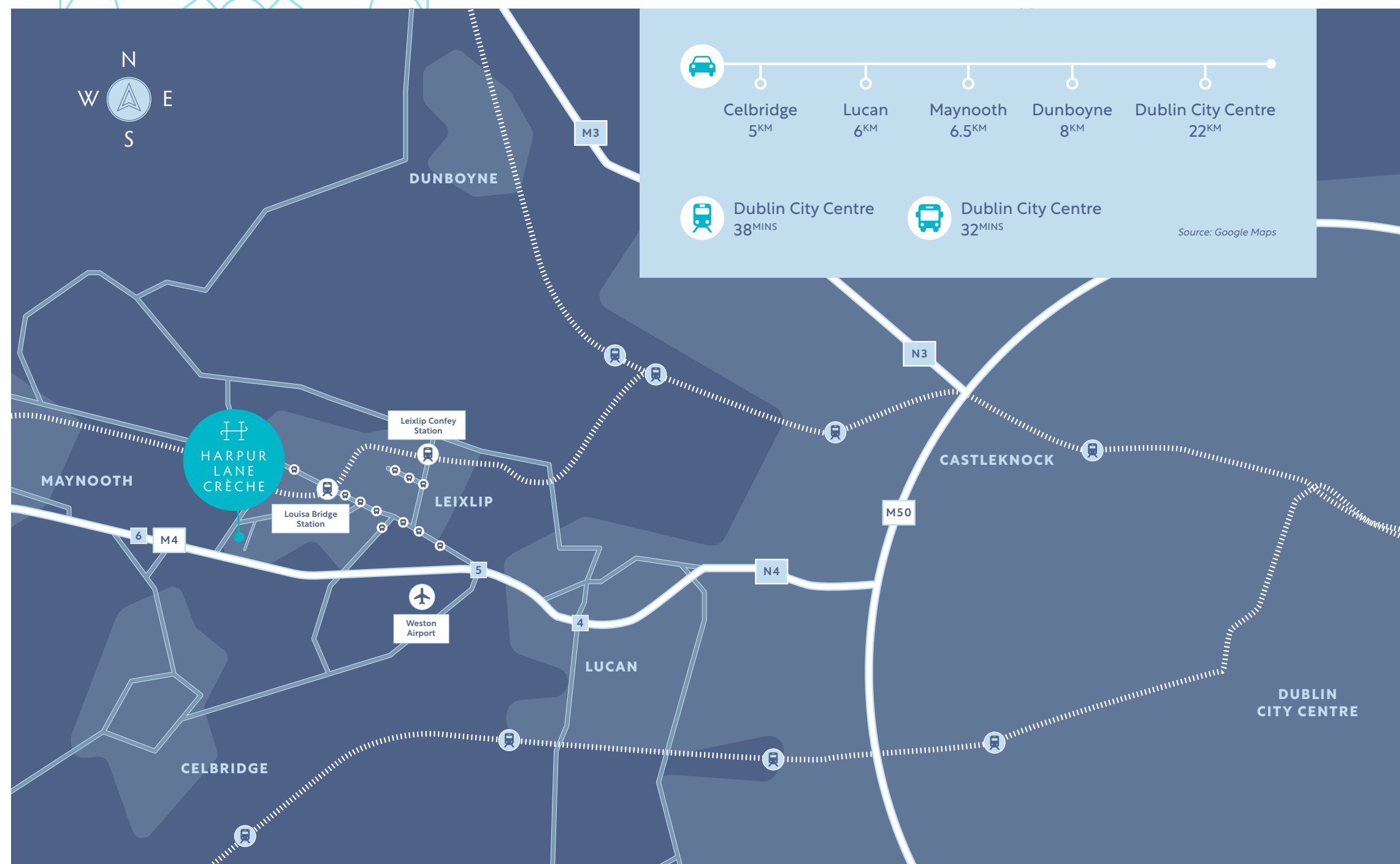
The crèche is well connected, with ample public transport options and major motorways just a few minutes away.



TRAVEL TIMES

- 4 minute drive from the M4
- 10 minute drive from the M50
- 6 minute drive from Louisa Bridge train station, which also has excellent park and ride facilities
- 10 minute walk from Beechpark Estate bus stop

HARPUR LANE



LOCATED
WITHIN
HARPUR LANE



The crèche is located within Harpur Lane, a new development of nearly 300 homes, and is surrounded by other well-established neighbourhoods.

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



FEATURES AND SPECIFICATIONS

Interior Space:

The property extends to c. 3,132 square feet interior (c. 290 square metres) over two stories.

Exterior Space:

An extensive outdoor play area of c. 2,282 square feet (c. 212 square metres) is also included.

Condition:

The property will be delivered as shell and core, with all services installed and capped, ready for tenant fit-out.

Parking:

Six dedicated parking spots, two visitor spots and one accessible parking spot are included.

Bike Storage:

There is secure space for eight bikes (two covered).

BER Rating:

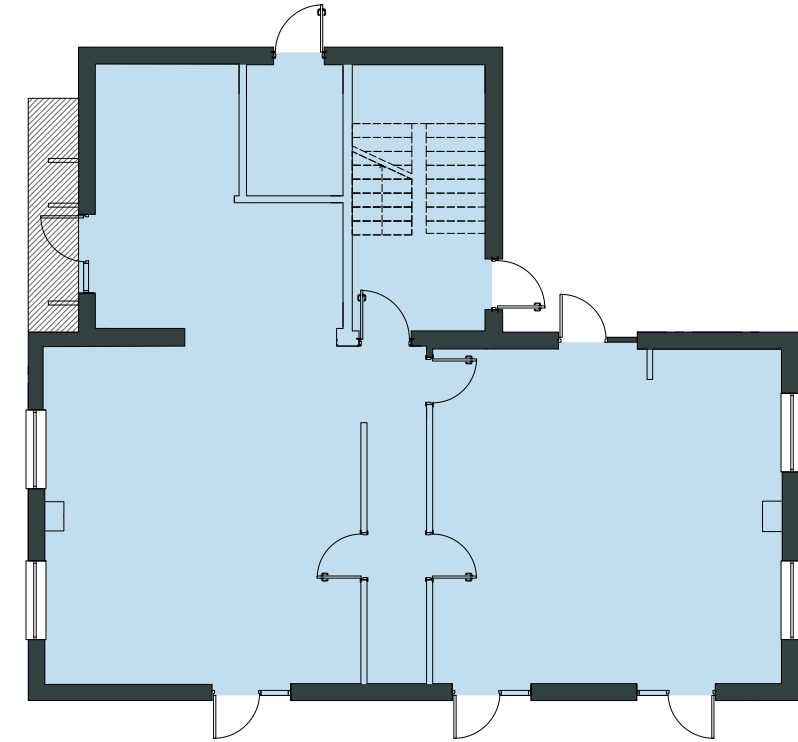
The property has been built to a BER A standard, subject to full tenant fit out. Due to shell and core condition, provisional BER G rating applies.

Title:

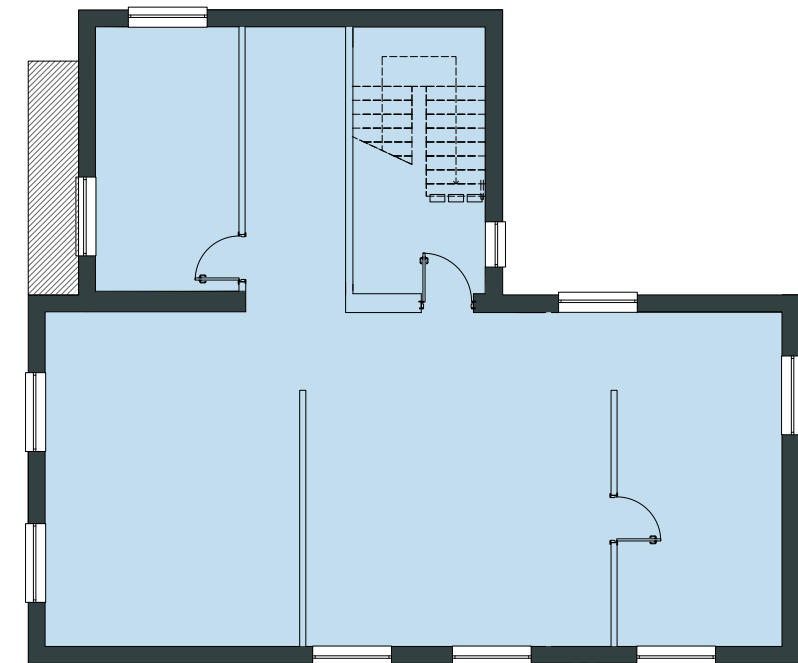
To be agreed between the parties as part of the sale.

Management Fee:

The property is subject to an annual management fee of c. €1,400 (based on an estimation of the 2025–2026 service charge).

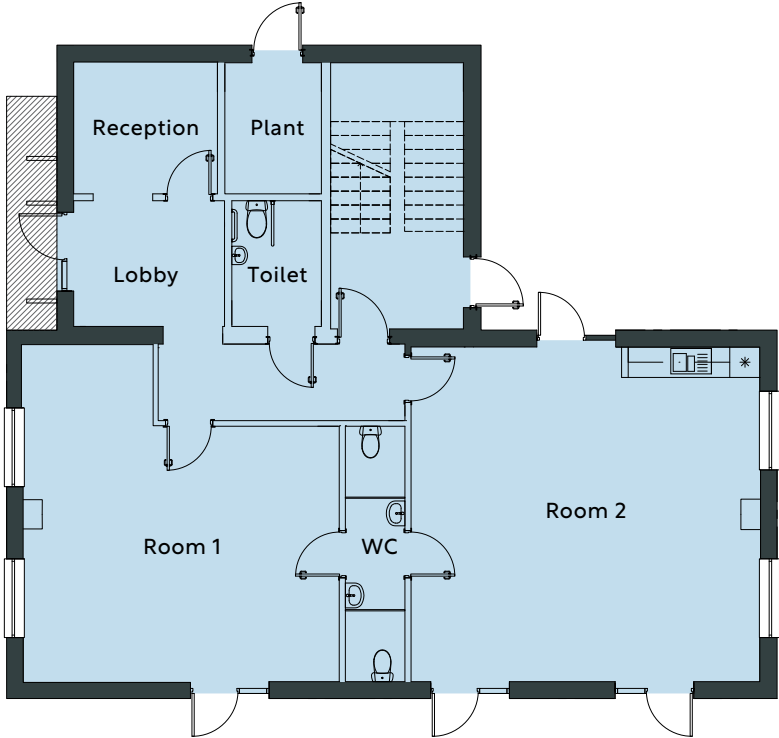


Ground floor

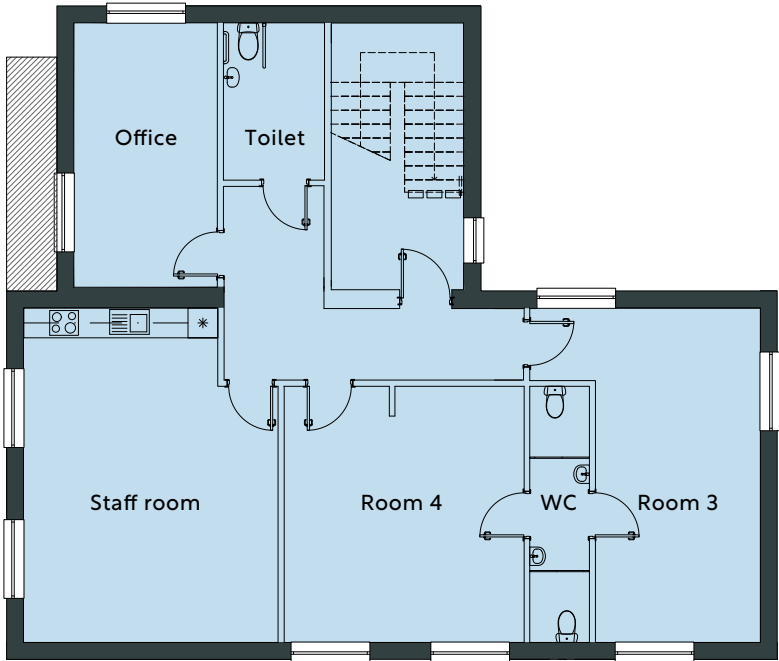


First floor

POTENTIAL
LAYOUT



Ground floor



First floor



Built For Good

Building Thriving Communities

At Cairn, commercial space is considered as part of a bigger picture. Our developments bring together homes, services and workplaces to create balanced, mixed-use communities in areas shaped by strong population growth.

We deliver purpose-built, energy-efficient spaces that respond to the needs of occupiers and their customers, underpinned by quality, sustainability and a proven ability to deliver. It is an approach guided by a long-term view of place.

For us, it's about creating spaces where businesses can grow, and places where communities can thrive.

CAIRN



GET ^{IN} TOUCH

For more information and to arrange viewing,
please contact:

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Morgan Graham

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E: morgang@coonan.com

Note:

The crèche will serve the wider community and is not
intended for the exclusive use of Harpur Lane residents.

CGIs and maps are for illustrative purposes. Floorplans and layouts
are indicative, and the crèche will be built to shell and core condition.



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Coonan.com

