

HAMPTON WOOD CRÈCHE HAMPTON WOOD DRIVE, FINGLAS, DUBLIN 11

Purpose Built Crèche Accommodation
Available - To Let



Location:

The subject property is located in the new Hampton Woods Development, inside the M50, close to Dublin Airport, M50 and adjacent to a Quality Bus Corridor. Hampton Wood is located approx. 9.5km north of the Dublin City Centre. Which is easily accessed with frequent bus services outside the gates on St. Margaret's Road.

There are local shops at Hampton Wood, while IKEA, The Charlestown Centre and Gulliver's Retail Park are nearby.

The property is located in a predominately new residential development which comprises of 1,035 residential units at present, with an additional 153 units due shortly. Café Bliss (located within the Concourse), Starbucks, Munchies, Coffee Shot, Baan Thai, Dunnes Stores, Ben Dunne Gym.



Description:

The subject property comprises of a ground and part first floor crèche in shell and core condition which extends to approx. 1,016 Sq.m (10,936 Sq.ft). The units form part of a three storey mixed use development. The three upper floor comprise of 8 number apartments on each floor.

The yard is for the sole use of the crèche and can only be accessed by the crèche.





Hampton Point Crèche

Ground Floor 884msq
First Floor 132msq
Total Floor Area 1016msq

Approximately 150 Child

3-6yr olds - 66m ²	@2.3m/child	29
0-1yr olds - 58m ²	@3.5m/child	16
1-2yr olds - 61m ²	@2.8m/child	21
2-3yr olds - 63m ²	@2.35m/child	26
3-6yr olds - 98m ²	@2.3m/child	42
2-3yr olds - 37m ²	@2.35m/child	16

Crèche Ground Floor Plan

Crèche First Floor Plan

QRE**REAL ESTATE
ADVISERS****Zoning**

The subject property is located in an area Zone Z1: Sustainable Residential Neighbourhoods in the Dublin City Development Plan 2016-2022. The objective of this zoning is "To protect, provide and improve residential amenities."

The unit has full planning permission 2546/16, a disabled access cert and fire cert.

Rent

€165,000 per annum.

BER

BER Number: 80062013

Energy Performance Indicator: 207.34
kWh/m²/yr 0.57

Service Charge

TBC

Commercial Rates

TBC

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