

TO LET



Unit 3, The Arena Centre, Tallaght, Dublin 24

431 sq m (4,643 sq ft)

- 4,643 sq ft (431 sq m) unit with planning permission for healthcare 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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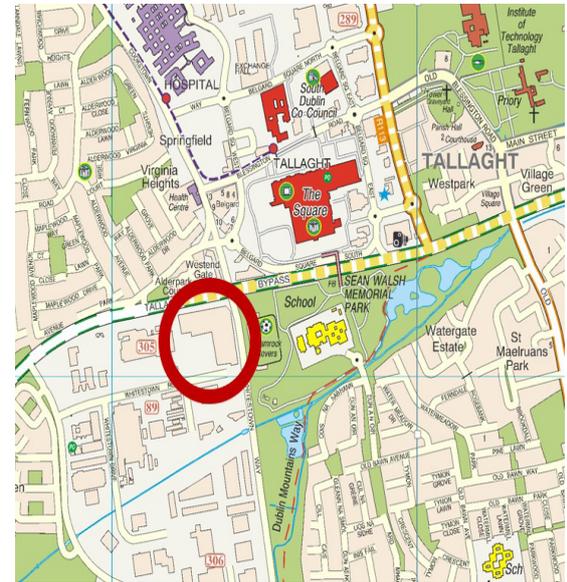
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Location

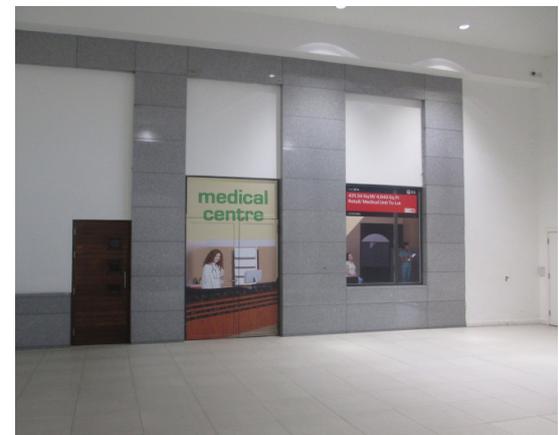
Tallaght is Dublin's largest suburb with a population of 101,055 (CSO, 2015). The Arena Centre is a modern mixed-use development in the centre of Tallaght, at the junction of the Tallaght Bypass (N81) and Whitestown Way.

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. 4,643 sq ft (431 sq m) and has planning permission for healthcare 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/ Healthcare	431	4,643

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

Rates

Approx. €3.12 psf

Insurance

€0.15 psf

Building Energy Rating

BER: G
 BER No: 800186975
 EPI: 4424.07 kWh/m²/yr (7.04)

Terms

Flexible lease terms.

Service Charge

€4.36 psf

Quoting Rent

On application



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THE ARENA CENTRE TALLAGHT

A highly successful, mixed use development located in Dublin's largest suburb.



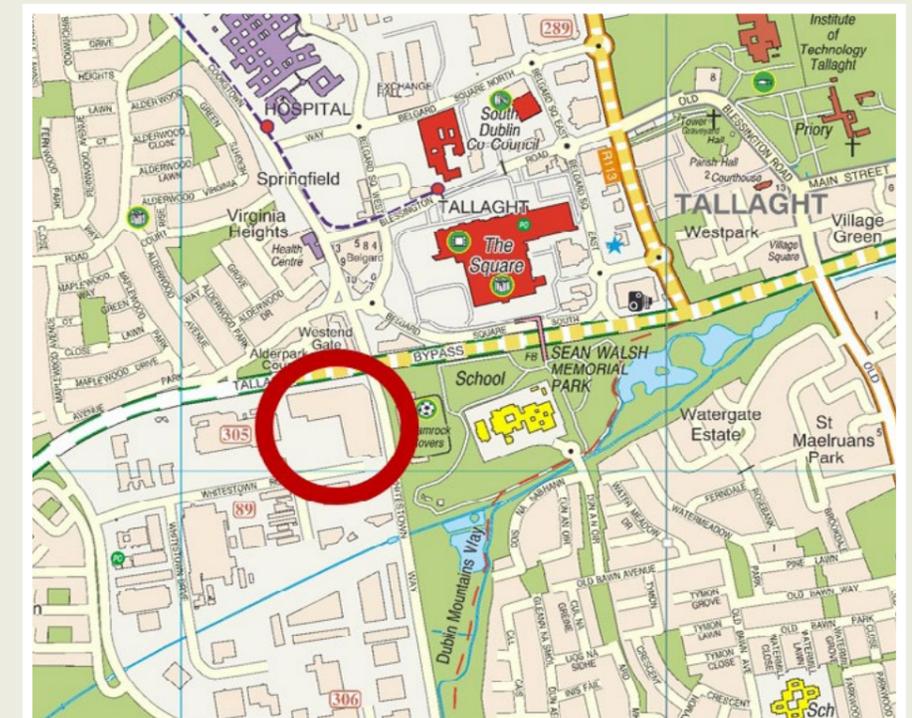
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UNIT	OCCUPIER
1	Vacant (Retail Use)
2	Vacant (Pharmacy Use)
3	Vacant (Healthcare Use)
4	Range River Mountain
R1	Lidl
RW1	Woodies DIY
RW3	Maxi Zoo
RW4	Riva Bingo
Creche	Once Upon A Time
Hotel	Maldron Hotel & Arena Leisure



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POPULATION
of 639,449
within 20 minutes' drive
time of the centre.



ANCHORED
by Woodies and Lidl.



**FREE
PARKING**
Over 850
free customer car
parking spaces.



HOUSEHOLDS
Over 250,000
households within 20
minutes' drive time of
the centre.



MIXED USE
Development
comprising of office,
retail, residential, hotel
and leisure uses.