



ARCHERS WOOD

Crèche Unit, Archers Wood, Delgany, Co. Wicklow

Crèche Opportunity - For Sale



- Archers Wood is located in a highly sought after residential location adjacent to the town of Greystones.
- Extends to approximately 616 sq.m (6,631 sq.ft).
- The immediate area offers strong transport connectivity with the M11 motorway and various Dublin Bus routes servicing the scheme. Additionally, Greystones provides regular DART rail connectivity to Dublin City Centre.
- Ground and first floor crèche in shell and core condition ready for occupier fit out.
- 7 parking spaces for creche use.



CAIRN
PLC

NAI Hooke & MacDonald
Commercial

Crèche



Ideal Location

Archers Wood is located on the outskirts of the village of Delgany, Co. Wicklow.

The development is within easy reach of Dublin due to its close proximity to the M50/ M11 motorways and the N11 national route. These routes are accessible via junction 11 on the N11, less than a 10 minute drive from Archers Wood.

Dublin City Centre is just over 30km away (approximately 35 minutes by car) via the N11 and M11. Wexford Town is 109km away (just over one hour by car) also via the N11 and M11. Rosslare Harbour and Europort, with 30+ sailings a week to the Continent, is just an additional 20 minute drive. Dublin Airport is less than 40 minutes away by car, via the N11 and M50.

Archers Wood is served by Greystones DART station, approximately seven minutes by car. There are regular rail connections to Dun Laoghaire, Grand Canal Dock, Dublin City Centre, and onwards to North Dublin.

Dublin Bus route 184 operates from immediately outside Archers Wood and connects commuters with the nearby towns of Greystones (including the DART) and Bray, and the Dublin suburbs of Shankill and Blackrock.





DESCRIPTION

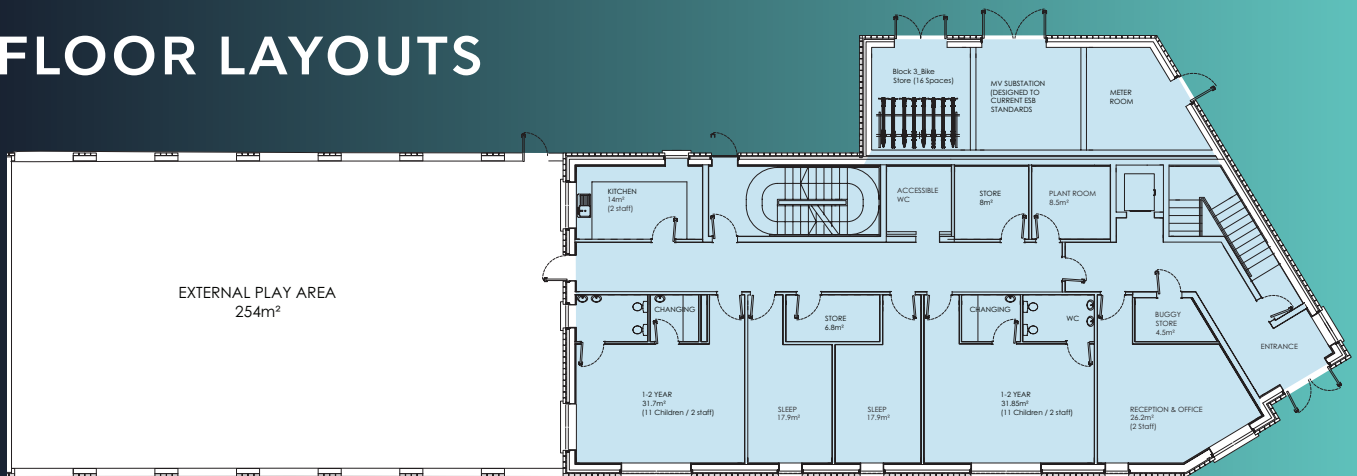
The crèche is a standalone purpose-built crèche within the Archers Wood development.

The crèche is being offered for sale in shell and core condition and extends to approximately 616 sq.m (6,631 sq.ft). The crèche benefits from a substantial outdoor play area of approximately 254 sq.m. (2,734 sq.ft).

There are 7 car parking spaces included with the property.

The overall Archers Wood development is set on a site of approximately 21 ha. (52 acres) and will consist of 426 residential homes.

FLOOR LAYOUTS



GROUND FLOOR LAYOUT 308 sqm (Indicative layout)



616 sq.m (6,631 sq.ft)



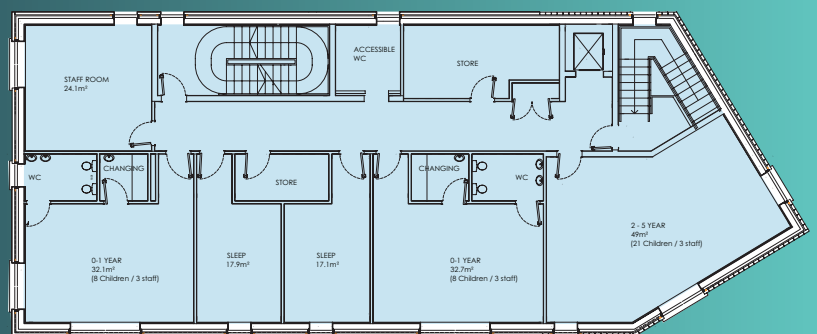
Shell & Core Condition



7 Car Spaces



426 homes adjacent to Crèche



FIRST FLOOR LAYOUT 308 sqm (Indicative layout)



CAIRN HOMES PLC

Cairn has been leading the way in the Irish development market since 2015, and today over 16,500 people live in a Cairn-built home, with commercial amenities delivered that enhance quality of life.

Our vision is to lead the future of sustainable development in Ireland by valuing people, building responsibly and creating vibrant places where communities can thrive.

FURTHER INFORMATION

BER DETAILS



TITLE

We understand that the property has long leasehold title

TERMS

For sale by Private Treaty

VIEWINGS

Viewings are strictly by appointment

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