CRÈCHE OPPORTUNITY FOR SALE BY PRIVATE TREATY

PURPOSE BUILT CRÈCHE FACILITY, HANSFIELD, DUBLIN 15.



01.664.5500 www.kellywalsh.ie







HIGHLIGHTS

Located in a highly sought after residential development

Extends to approximately 500 sq m (5,382 sq ft)



Two storey detached facility in shell and core condition ready for occupier fit out



Extensive designated private parking

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External secure play area

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LOCATION

The crèche is located within Hansfield, Dublin 15 where over 1,000 new homes have been developed in recent years.

Located next to Hansfield train station and with excellent road and bus connections, the area has proved extremely popular with families. Surrounded by a superb choice of schools, parks, shopping, sporting and recreation facilities, the development offers an ideal location designed around family life. It's all here on your doorstep.

The recently opened Hansfield Educate Together National and Secondary Schools offer state of the art facilities for students. Castaheany Educate Together National School and St. Benedict's Primary School are also right beside Hansfield, providing an excellent choice of schools within the area. Castleknock College, Mount Sackville Secondary School and the Institute of Technology Blanchardstown are also close by.

Hansfield's position on the Dunboyne commuter train line sees it served by trains to both Docklands and Connolly Stations daily. The LUAS station at Broombridge is only a short journey from Hansfield by train and the connecting LUAS Green Line is an excellent transport link for commuters travelling into the heart of Dublin City Centre and beyond.

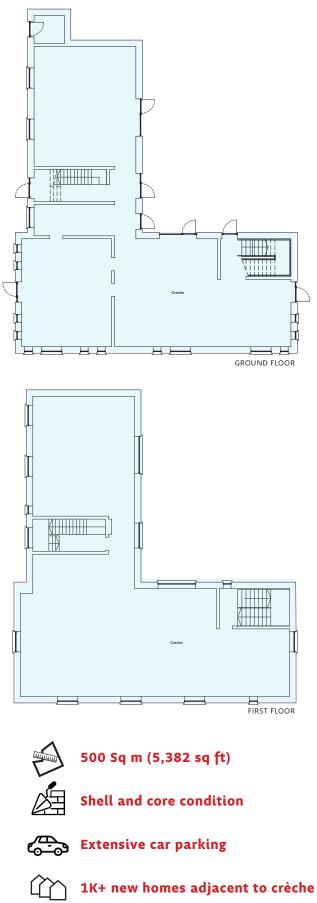
Hansfield is also served by the Quality Bus Corridor that facilitates the 39 and 39a Dublin Bus routes through Dublin City Centre direct to UCD. The M3 Motorway and M50 Motorway via the Blanchardstown interchange, are only minutes' drive away.



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DESCRIPTION

McGarrell Reilly have developed a new purpose built crèche within the hugely successful residential development of Hansfield. The facility, which extends to 500 sq m (5,382 sq. ft) over two floors plus an external play area and associated car parking, is now completed. The crèche is finished to "Shell & Core" standard allowing operators to individualise the space to their specific requirements.

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ENERGY RATING (provisional) BER A3

TITLE

We understand that the property is being sold with Freehold Title.

TERMS

For sale by pricate treaty.

VIEWING

Strictly by prior appointment with the selling agent.

PRICE

On application.

SOLICITORS

John Kerin Eversheds Sutherlands One Earlsfort Centre Earlsfort Terrace Dublin D02 X668

CONTACT

For further information, please contact: Rob Wall or Jeremy Kelly on 01-664 5500





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