

Esker Manor Creche,  
Lucan, Co. Dublin

COMMERCIAL



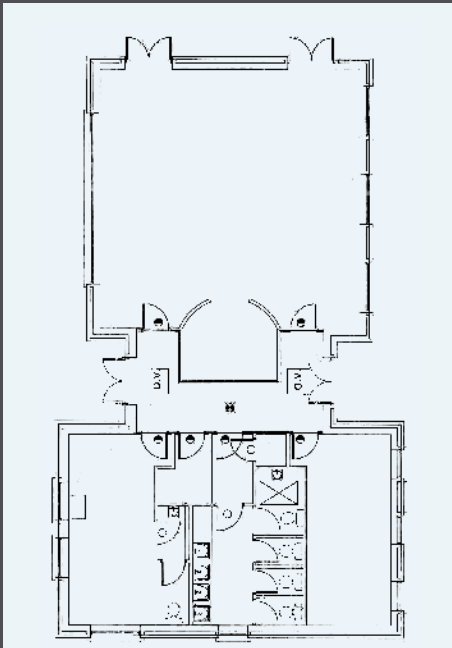
TENANTS NOT AFFECTED



- Modern detached crèche facility positioned in densely populated residential area.
- Extensive designated secure outdoor play areas.
- Ample surface level parking.
- Property extends to 148 sq.m. (1,593 sq.ft.)
- Tenants not affected.



Location map reference only



Floorplan Reference only

## LOCATION

The subject property is located at the eastern end of the Esker Manor estate positioned at the cul de sac at the northern side of the road in Lucan, Co. Dublin. Esker Manor is a modern residential development comprising a mix of houses and apartments just off Esker Manor Road. Esker Manor is accessible via exit 4 off the N4 Lucan Road and within easy reach of the M50. Lucan Shopping Centre is situated less than 1 kilometre west of Esker Manor and is anchored by Dunnes Stores and Super Valu in addition to a number of smaller retail occupiers. Liffey Valley Shopping Centre and retail parks are within 4 kilometres east of the subject property. Adamstown Train Station is located 3.5 kilometres south of Esker Manor.

## DESCRIPTION

The property comprises a single storey detached crèche facility extending to 148 sq.m. (1,593 sq.ft.) with ancillary secure outdoor play areas at its southern and eastern end. Externally the property is completed in an attractive part painted render/feature stonework finish with a pitch tiled roof incorporating a Velux window above the main front entrance.



The boundary benefits from double glazed uPVC windows. The boundary is defined by a block built wall with attractive stone front and steel fence which secures the outdoor play area and artificial grass from the public pathway. Internally the unit is divided into three main children's rooms with bathroom facilities, kitchen area and ancillary office space/storage.

## LEASE DETAILS

The property is let to an individual for a term of 10 years from 01st September 2010 at an annual rent of € 30,000 exclusive.

## BER

BER C1. BER no. 800060006.  
Certificate available upon request.

## PRICE

On application.

## VIEWING

Strictly by appointment with sole selling agent.

## CONTACT

For more information and inspection, please contact **Bryan Molloy** at **Kelly Walsh Property Advisors & Agents** on **01 6645500** or email: **bryan@kellywalsh.ie**



**KELLY WALSH**  
property advisors & agents

PSRA Licence No: 002885

**www.kellywalsh.ie**

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