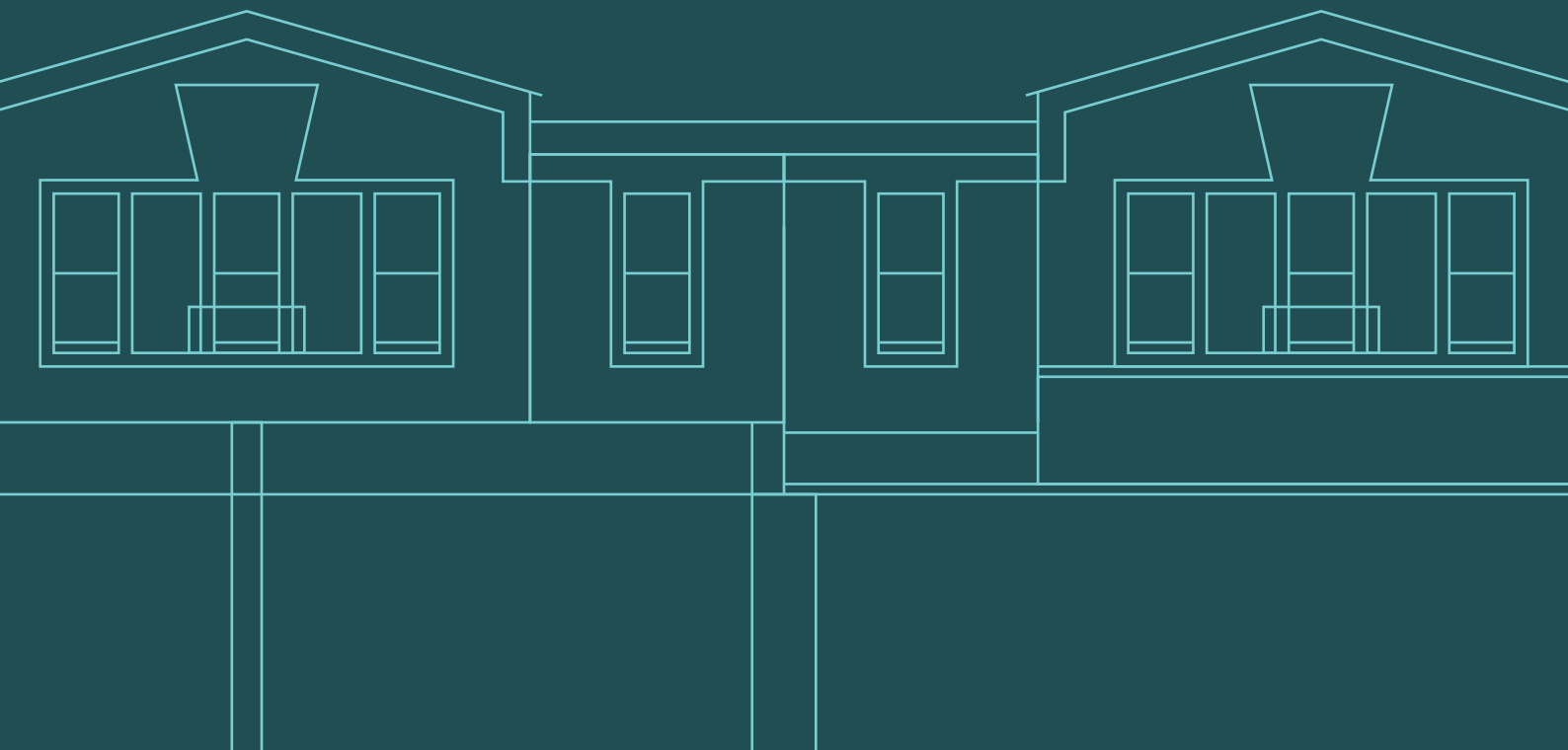


TO LET
Modern Education Facility

Stillorgan Plaza

Stillorgan, Co. Dublin



Stillorgan Plaza



Modern Education Facility



1,405sq.m / 15123 sq.ft



Bright First Floor
Accommodation with
Excellent Natural Light



Prime South Dublin Location
in Stillorgan Village



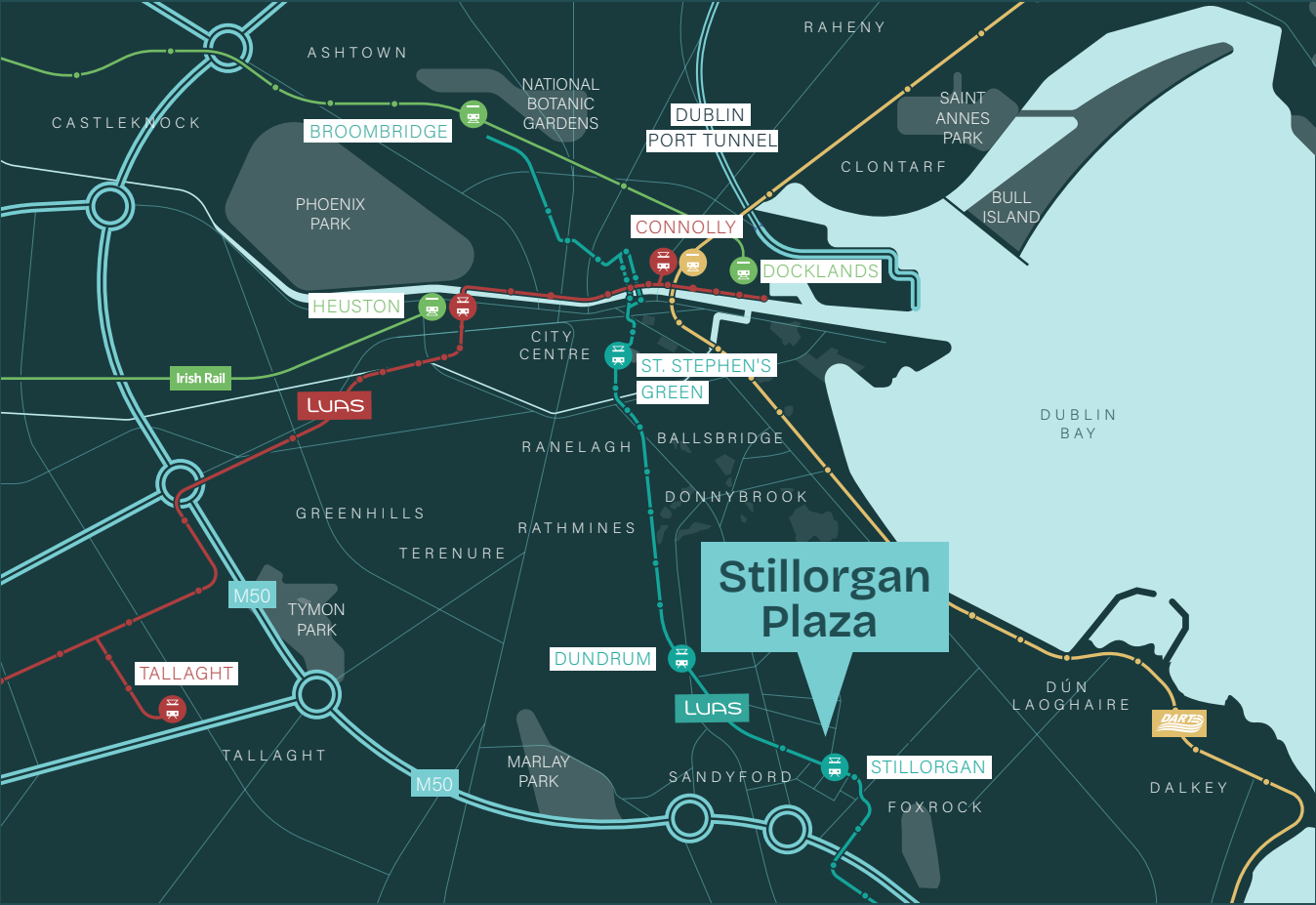
Laid Out to Provide 12
Classrooms & Social Space

DESCRIPTION

The premises comprises modern first floor accommodation with stair and lift access from the ground level and basement car parks.

The premises is laid out to provide up to 12 classrooms, social space, canteen, toilets, & offices. 3 of the classrooms are divided by retractable partitioning and can be opened to provide larger rooms. All classrooms have excellent natural light.

Previously home to a highly successful Grinds School, this premises offers a unique opportunity for an education provider to build on an established legacy of academic excellence in South Dublin.



LOCATION

Stillorgan Plaza is located in the heart of Stillorgan Village, immediately opposite Stillorgan Shopping Centre.

The Village benefits from excellent transport links, including the N11 Quality Bus Corridor, providing ease of access to Dublin City Centre and south to Bray & Wicklow. The area is also served by the Luas and local bus routes linking it with Blackrock and Dún Laoghaire.

Sandyford Business Park is c. 2km southwest of the Village and the UCD Belfield Campus 3km to the north.

The Village provides excellent amenities for occupiers, with numerous shops, restaurants and cafes. Other occupiers in Stillorgan Plaza include Lidl, AIB, Odeon Cinema & FlyeFit Gym.

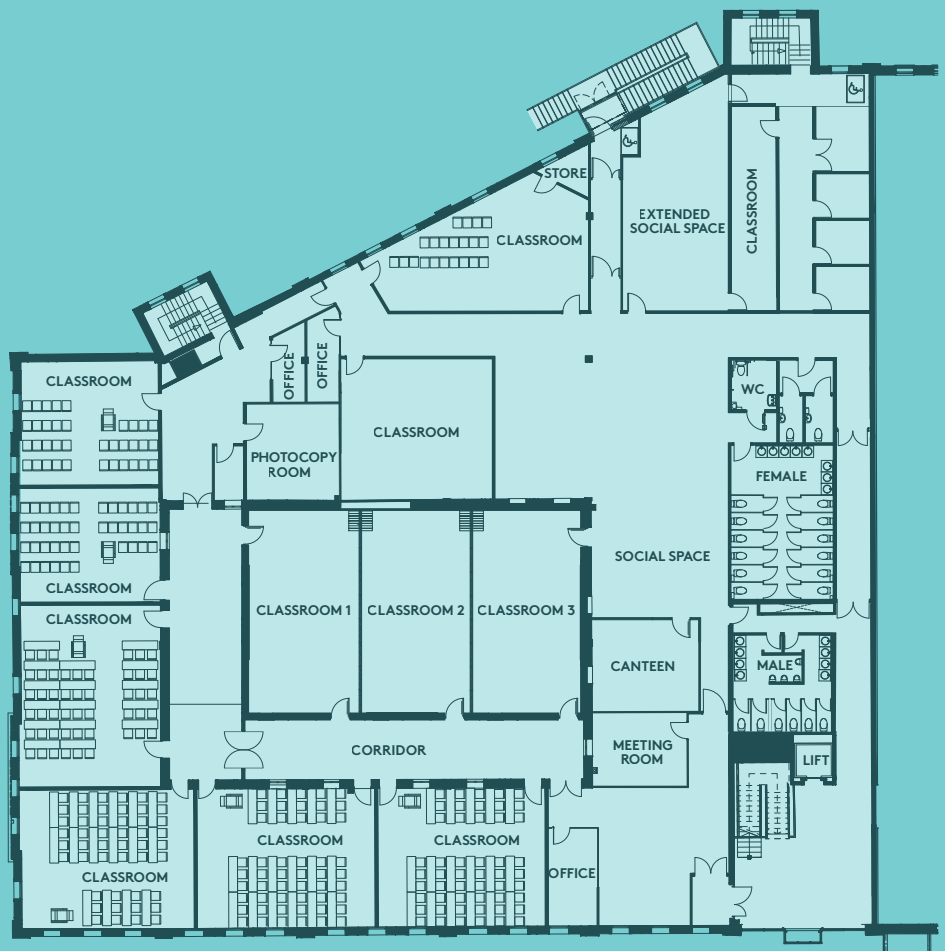


Floor Plan

First Floor – GIA

Sq.m.	Sq.ft
1,494.5	15,118

All intending tenants are specifically advised to verify the floor area and take their own due diligence.



TERMS

The premises is available on a new long term full repairing and insuring lease.

BER RATING



RATES

The premises is assessed for rates on a valuation of €263,000, and the rates payable for 2026 are €56,282.

SERVICE CHARGE

The tenant will be liable to pay a service charge towards the cost of maintenance, repair, upkeep and management of the common parts of the development. The service charge for 2026 is c. €52,500 and is payable quarterly in advance.

INSURANCE

The tenant will be liable to pay a portion of the building and public liability insurance for the Plaza. The insurance for 26/27 is €8,945 and will be apportioned as of the lease commencement date.

VIEWING

Strictly by appointment with agents.

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