

SWIFTBANKS

SAGGART, CO. DUBLIN

Creche for Sale



CGI for illustrative purposes

Creche Opportunity Highlights

- Single-story creche
- Purpose built and ready for occupier-led fit out
- c. 2,845 square feet (264 square metres) of internal accommodation
- c. 1,916 square feet (178 square metres) of outdoor play space
- 4 dedicated car parking spaces
- Ample bicycle parking
- Delivered shell and core
- Price on application



An Integral Part of a Growing Community

Located within the Swiftbanks development in Saggart, Co. Dublin, this purpose-built crèche offers an exceptional opportunity to establish a childcare facility in one of South Dublin's fastest-growing communities.

With the local population having more than doubled in recent years and significant development happening across the wider area, the crèche is ideally positioned to serve an expanding population of young families for years to come.

Population estimation based on CSO census data.



CGI for illustrative purposes

LOCAL AREA

Saggart area: A rapidly growing, family-focused location

Connected & Commuter-Friendly

- 20km from Dublin city centre
- Quick access to the N7 and M50
- Excellent public transport links: Saggart Luas Red Line stop; numerous bus services along the Naas Road/N7 and Mill Road

Established Family Infrastructure

- Located in a development designed for first-time buyers and growing families
- 7 primary schools and 1 secondary school serving the wider area
- Extensive parks, playgrounds and green spaces
- Minutes from Saggart and Rathcoole villages, Citywest Shopping Centre and The Square Tallaght

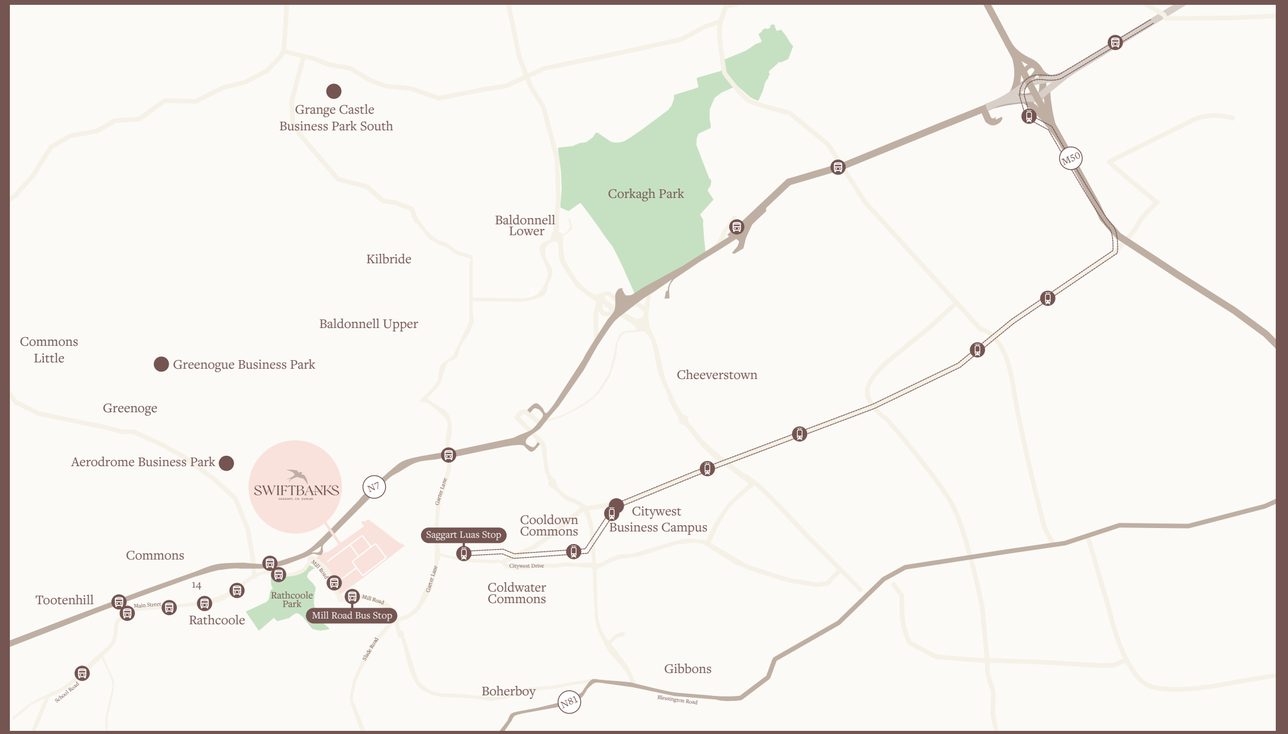
Demographics: Young & Family-Oriented

- 6,200 residents
- Average resident age: 30.4 years old
- 10% of residents are aged under 4 years old
- High levels of employment, with 66% of adults at work

Growth Driving Childcare Demand

- Saggart is one of Ireland's fastest growing towns – the population doubled between 2011 and 2022
- Strong housing demand in the area demonstrated by 1,600+ applications for local cost-rental homes
- Major employers in the area: Grange Castle Business Park, Citywest Business Campus, and Greenogue & Aerodrome Business Parks

EASY CONNECTIVITY



The creche is well connected, with ample public transport options and major motorways just a few minutes away.

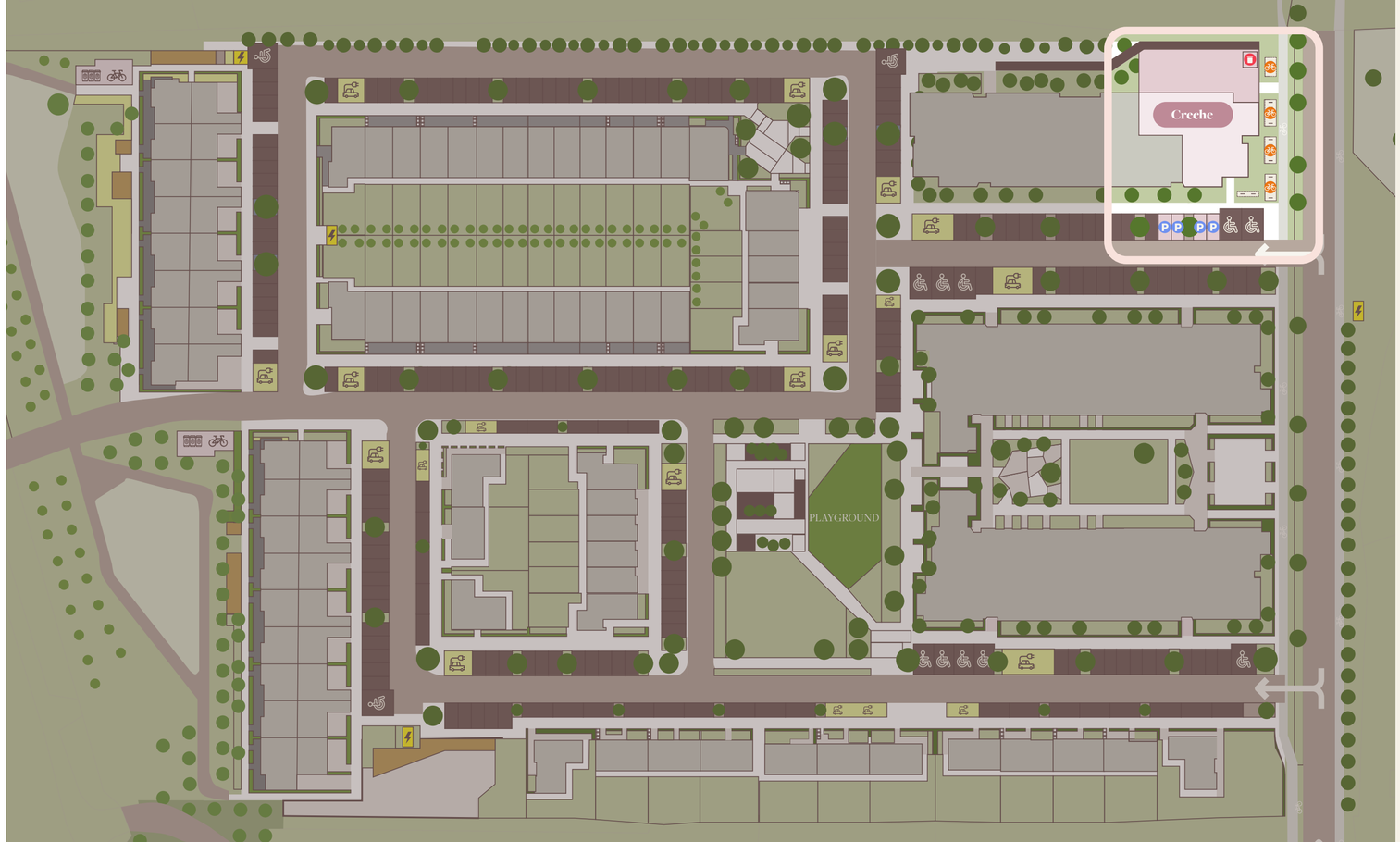
By Car

1 min	N7
15 mins	M50
6 mins	Saggart Luas stop

By Foot

3 mins	Mill Road bus stop (69 & W6 routes)

SITE PLAN



Located within Swiftbanks development

The creche is located on the ground floor of an apartment block in Swiftbanks, a new development of nearly 300 homes and around 750 residents, and is surrounded by other well established neighbourhoods.

- **Bin store**
- **Bike parking**
- **Car parking**

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

FEATURES & SPECIFICATIONS

INTERIOR SPACE

- The interior of the property extends to c. 2,845 square feet (264 square metres) over one story.

EXTERIOR SPACE

- An extensive outdoor play area of c. 1,916 square feet (178 square metres).

PARKING

- Four dedicated parking spots are included.

CONDITION

- The property will be delivered as shell and core. Service connections to be agreed with the purchaser.

BER RATING

- The property has been built to a BER A standard, subject to full tenant fit out. Due to shell and core condition, provisional BER G rating applies.

TITLE

- To be agreed between the parties as part of the sale.

MANAGEMENT FEE

- The property is subject to an annual management fee of c. €800 (based on an estimation of the 2025-2026 service charge year).



FLEXIBLE SPACE, ENDLESS POTENTIAL





Floorplans and layouts are indicative, and the creche will be built to shell and core condition.

BUILT FOR GOOD

Building for Thriving Communities

At Cairn, commercial space is considered as part of a bigger picture. Our developments bring together homes, services and workplaces to create balanced, mixed-use communities in areas shaped by strong population growth.

We deliver purpose-built, energy-efficient spaces that respond to the needs of occupiers and their customers, underpinned by quality, sustainability and a proven ability to deliver. It is an approach guided by a long-term view of place.

For us, it's about creating spaces where businesses can grow, and places where communities can thrive.

CAIRN

Built For Good









CAIRN

Built For Good

Hooke & MacDonald
PSRA No: 00 1651
hookemacdonald.ie

For more information and to arrange a viewing, please contact:

Conor Steen
01 631 8403
conors@naihmd.ie

Disclaimer
The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn Homes PLC may make changes to design, features, finishes and specifications. The finished space may therefore vary from the information provided. No employee or representative of Hooke & MacDonald has the authority to bind Cairn Homes PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.