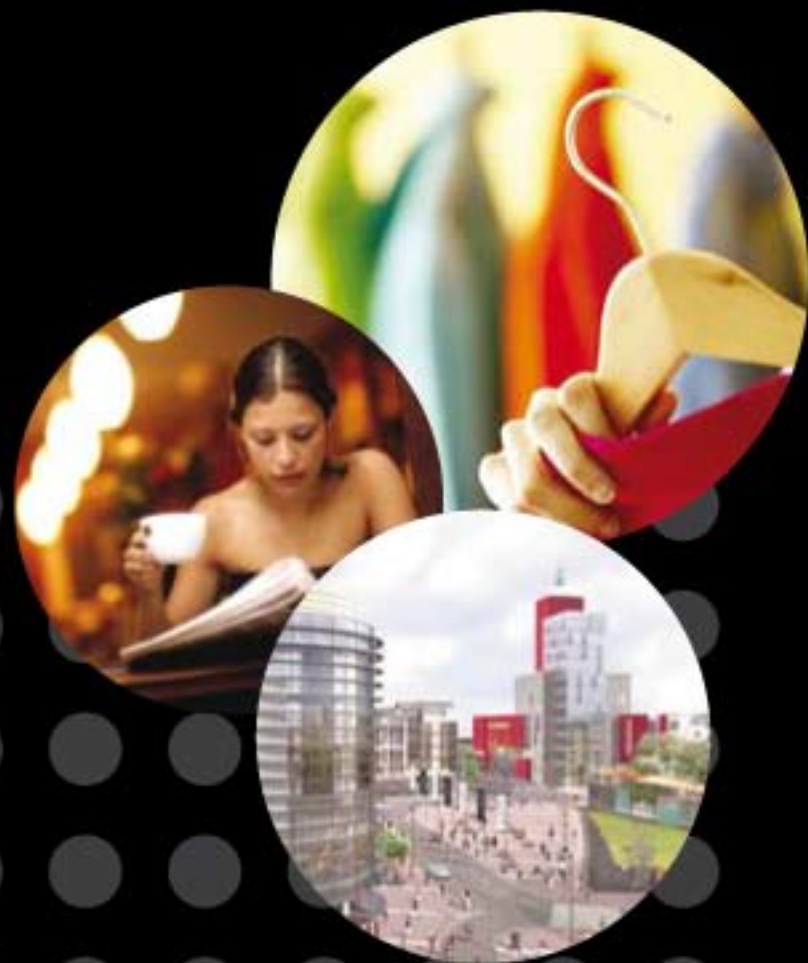


clongriffin 
TOWN CENTRE



**Retail and Commercial Space To Let in Clongriffin Town Centre, Ireland's Largest New Town.
A Development by Gannon Homes Ltd.**

View of Clongriffin Town Square



Welcome to Clongriffin Town Centre

Ireland's Largest New Town Development

Clongriffin is a new suburb of Dublin City, and Ireland's largest new town development. There are over 3,500 homes being constructed in Clongriffin Town Centre. The town forms the commercial centre and transport hub for the wider 'Northern Fringe' area, including extensive retail and commercial space, hotel and leisure, entertainment and community facilities.



A GANNON DEVELOPMENT



Superior Urban Design

Clongriffin Town Centre is at the epicentre of Dublin's 'Northern Fringe' – an area of development along the northern periphery of the city which has been carefully planned to provide a large-scale extension to the capital. This area will see the construction of c.9,000 homes accommodating a new population of approximately 25,000 residents.

The Clongriffin plan represents cutting edge urban design by Conroy Crowe Kelly Architects, creating a contemporary shopping district focused around a traditional Main Street and Town Square.

A new DART station, bus service and a 700 space multi-storey carpark will accommodate visitors to the town, while shoppers, workers and commuters can avail of the 400 space underground Park & Ride facility which will be located beneath the town centre. The town square and street network above will accommodate approximately 50,000 sq.m. of retail and commercial space.



Public esplanade leading to DART station



SUPERQUINN

One of Ireland's Largest Retailers, Superquinn, occupies c. 3,000 sq.m. in Clongriffin Town Centre



Paddy Power
BOOKMAKER

Centra

CARRY OUT
OFF LICENCE

Town Features

- 3,000 SQ.M. SUPERQUINN SUPERMARKET
- 3,300 SQ.M. DEPARTMENT STORE
- OVER 50 NEW RETAIL UNITS 60-680 SQ.M.
- OPEN-AIR TOWN CENTRE AND LANDSCAPED SQUARE
- NEW DART STATION (UNDER CONSTRUCTION)
- 700 SPACE MULTI-STOREY CAR PARK
- 400 SPACE UNDERGROUND PARK & RIDE FACILITY
- HOTEL & PROPOSED CINEMA COMPLEX
- 10,000 SQ.M. HIGH SPECIFICATION OFFICES
- 22 HECTARES OF AMENITY SPACE IN FATHER COLLINS PARK
- 3,500 NEW HOMES IN THE IMMEDIATE CLONGRIFFIN AREA
- 9,000 NEW HOMES IN SURROUNDING NORTHERN FRINGE AREA
- NEW POPULATION OF 25,000 PEOPLE
- IRELAND'S LARGEST NEW TOWN DEVELOPMENT

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SUPERQUINN

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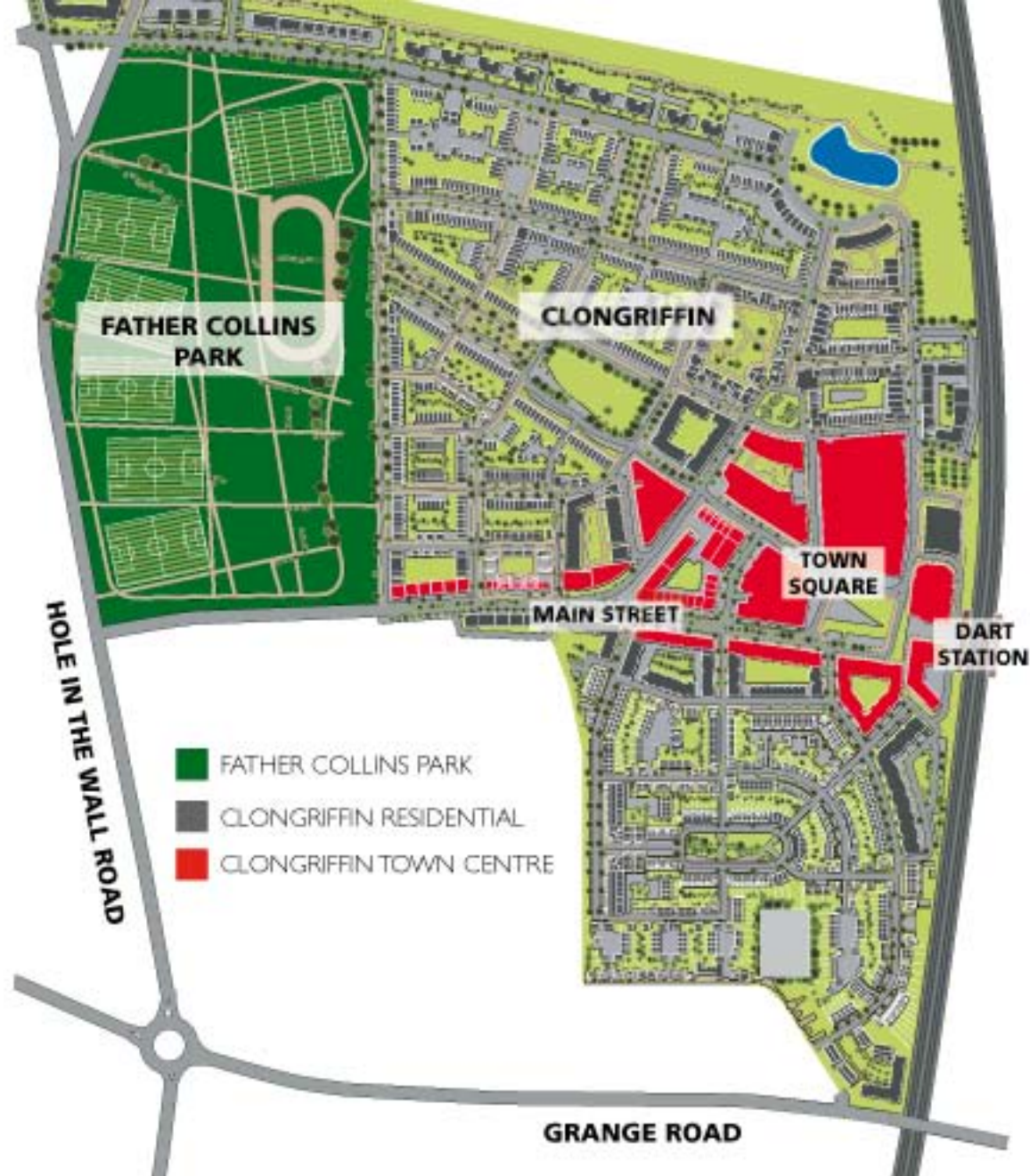
View of Block 12

Retail Heaven

Clongriffin Town Centre heralds a new era of urban planning with an excellent urban design and transport network. In addition to the 400 underground car spaces being provided in the Park & Ride, there are an additional 700 multi-storey spaces incorporated in the c. 6,000 sq.m. department store and supermarket complex. Parks and recreational areas around the town and high quality pedestrian links to the train and bus stations facilitate the pleasant shopping experience for local residents and office workers, as well as commuters and visitors to the town.

All retail outlets in Clongriffin Town Centre are designed with the retailer in mind. Shop units are created with the aim of maximizing street frontage, with extensive glazed façades to optimize window display and signage. In addition to the 3,000 sq.m. Superquinn supermarket, there will be several other large retail and leisure units in the town including a 3,300 sq.m. department store, a 60 bedroom hotel, restaurants, public houses and a cinema complex.

On-street shop units range in size from 68 sq.m. to 680 sq.m., interspersed with designated food-use units to suit various cafés and eateries, all contributing to a vibrant and varied town centre shopping experience.



ART GALLERY	BICYCLE STORE	CRËCHE	DISCOUNT FOOD STORE	FURNITURE STORES	JEWELLERS	OFF LICENCE	PUBS	SPORTS STORE
ATM / BANK	CAFÉS	CREDIT UNION	DRY CLEANERS	GIFT STORE	LAUNDERETTE	PHARMACY	RECORD STORE	SUPERMARKET
BARBERS	CAR PARK	DANCE ACADEMY	DVD RENTAL	HAIRDRESSERS	LEISURE CENTRE	PHOTOGRAPHY	RESTAURANTS	TAKE-AWAY
BAKERS	CINEMA	DART STATION	FASHION RETAIL	HARDWARE	MEDICAL CENTRE	STUDIO	SANDWICH BARS	THEATRE
BEAUTY SALON	COFFEE SHOPS	DAY SPA	FITNESS CENTRE	HOMEWARES	NEWSAGENTS	PICTURE FRAMING	SPECIALIST FOOD STORE	TOY STORE
BETTING OFFICE	CONVENIENCE STORE	DEPARTMENT STORE	FLORISTS	HOTEL	NIGHTCLUB	PIZZERIA	SPORTS CLUBS	WINE BARS



View of Clongriffin Town Square 

Clongriffin Means Business

Clongriffin Town Centre forms the business hub of Dublin's fastest growing area: the Northern Fringe. As such, the development of commerce in the town is paramount, and is underpinned by the decision to locate the new train station here. The considerable residential population already accommodated in Clongriffin Town Centre will soon be joined by a significant workforce, as an increasing number of HQ premises and growing businesses locate here in sophisticated, state-of-the-art office space. These premises are designed to maximize town centre convenience, city centre accessibility and an enviable proximity to road and rail transport networks.

Situated on the town square and adjacent to the bus and train stations, commercial occupiers will enjoy rapid transport links to the M1 and M50, and to Dublin International Airport, as well as a direct QBC and DART link to the city centre. The first of these landmark office buildings is located immediately adjacent to the DART station and is designed to accommodate businesses. An optional business package by Magnet is available to all commercial units to include: security solutions, online backup, teleworking, remote access and high speed internet access via fibre-optic cable.

Clongriffin Town Centre provides an excellent opportunity to expand your business with a ready-made population, excellent infrastructure and high quality commercial space to suit all business models.





EXISTING RESIDENTIAL
PARKS

CLONGRIFFIN TOWN CENTRE
CLONGRIFFIN COMMERCIAL UNITS

NEW RESIDENTIAL DEVELOPMENTS
(approx. 9,000 new homes in total)

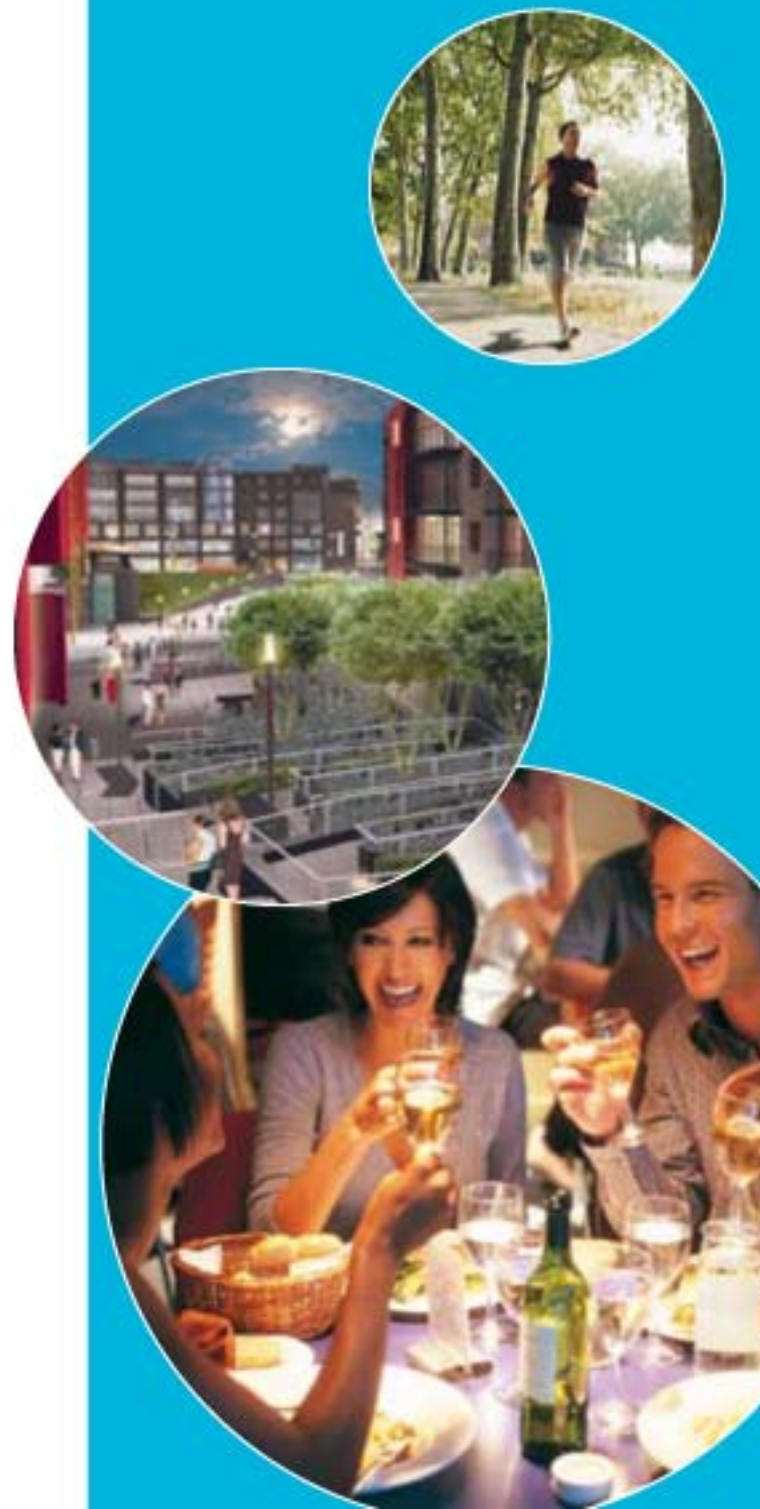
An abundance of quality retail and leisure facilities at your fingertips

Mix Business with Pleasure

Your guests and visiting clients will enjoy the auspicious surroundings as much as the accessibility of the town. The new Airport Hilton Hotel is located just 3 minutes from Clongriffin Town Centre, however a newly constructed 60 bedroom hotel will soon open its doors onto the Town Square, immediately adjacent to the town's landmark office buildings. Crèche facilities are located just off the Square, and there are opportunities in the Town for a day spa and beauty salons, to pamper both the residential and business population of the area.

There are excellent leisure facilities close by, with Malahide and the Royal Dublin and Portmarnock Golf Links in the immediate vicinity. Client outings might include a visit to the superb Malahide Castle, Marina or Malahide Tennis Club. For those more adventurous, may we suggest a day out at Sutton Sailing Club, or perhaps just a leisurely lunchtime stroll through the newly designed 22 hectare Father Collins Park, which is currently being developed to an award-winning design and will provide childrens' playgrounds, a boating lake, a high-quality running track facility, and 17 playing pitches.

With an abundance of quality retail and leisure facilities at your fingertips, and the city centre just 20 minutes away on the DART, there will never be an excuse for a day in Clongriffin Town Centre which is all work and no play.



A GANNON DEVELOPMENT



BLOCK 12



BLOCK 12

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Block 12 is the largest commercial block in Clongriffin Town Centre, and provides both on-street retail units and larger store space. Superquinn occupies c.3,000 sq m in Block 12, above which is a c.3,300 sq m department store. A hotel, café and bar are also provided for in the block, fronting onto Station Square at the centre of the town.

The surrounding uses will include comparison retail, cafés, restaurants and bars, hotel and leisure and a cinema complex. A large underground Park and Ride facility occupies the space underneath Block 12, extending out underneath Station Square and Block 16. Occupiers of Block 12 will enjoy the convenience and excellent profile of this central commercial block.



FIRST FLOOR **SQ.M.** **SQ.FT.**

Department Store 3,300 35,520

Café / Juice Bar 136 1,471

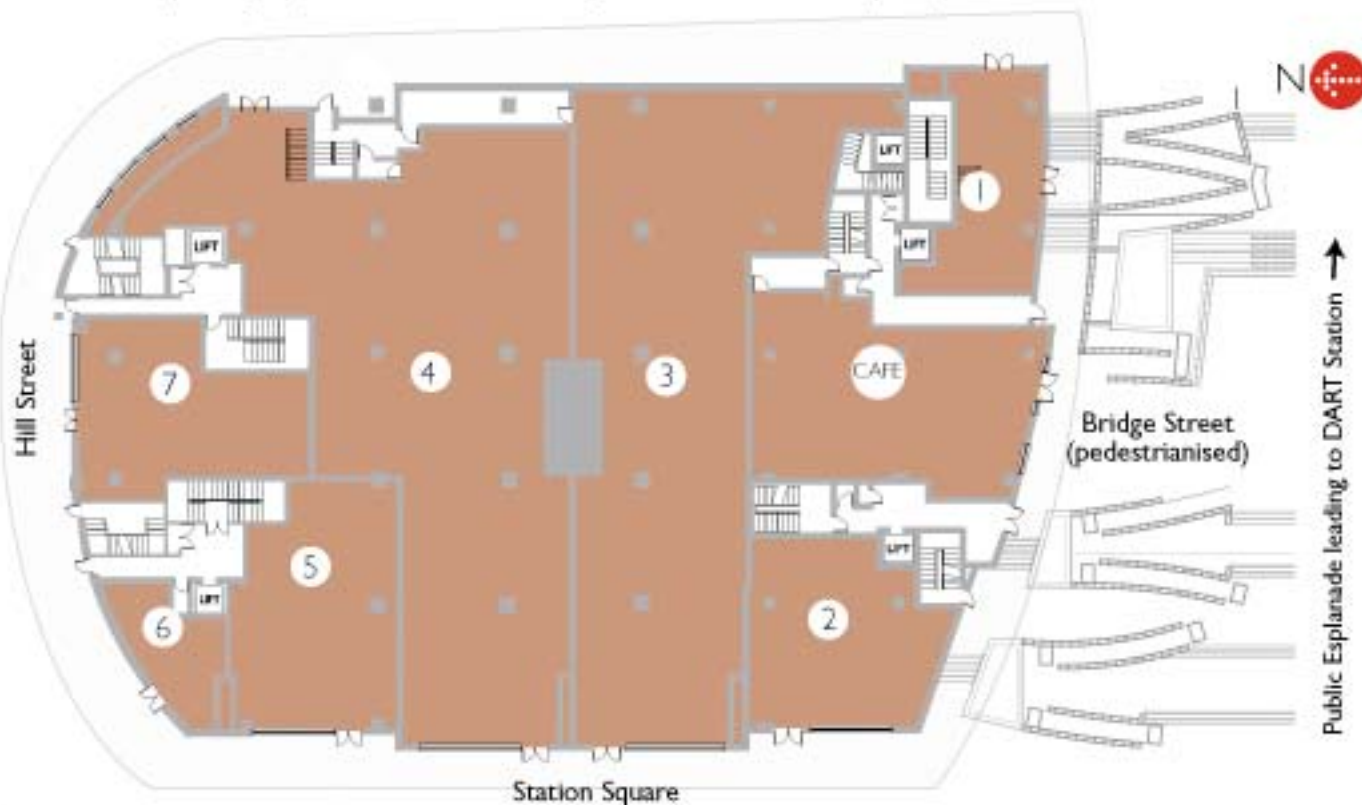


BLOCK 16



Retail and food-use units are available in a range of sizes in Block 16. The units have excellent profile within the town, with frontage to Station Hill and Station Square, or to Bridge Street: the wide, pedestrian esplanade which runs from the Town Square to the newly constructed Clongriffin DART station (under construction).

Block 16 is strategically located beside the DART station and is adjacent to Block 12 which accommodates approximately 10,000 sq.m. of retail space, including a Superquinn supermarket. Block 17 to the south will accommodate approximately 7,000 sq.m. office space, with further retail units underneath. The Town Square to the west of Block 16 provides a generous amenity area and stylish centrepiece to the town, while granting access to the c. 1,100 car parking spaces in both the underground and multi-storey car parks.



UNIT NO	SQ.M.	SQ.FT.
Retail Unit 1	100	1,076
with basement storage	200	2,152
Café Unit	188	2,024
Retail Unit 2	132	1,421
Retail Unit 3	493	5,307
Retail Unit 4	583	6,275
Retail Unit 5	150	1,615
Retail Unit 6	42	452
Retail Unit 7	133	1,432

Joint Agents:



DISCLAIMER: Joint Agents Finnegan Menton and HT Meagher O'Reilly for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or the conditions of the sale shall prevail. 2. All descriptions, dimensions references to conditions and any necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessee and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of either Finnegan Menton or HT Meagher O'Reilly has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. All maps reproduced by permission of the Ordnance Survey Ireland - Licence Number AU0044104

BLOCK 20



BLOCK 20

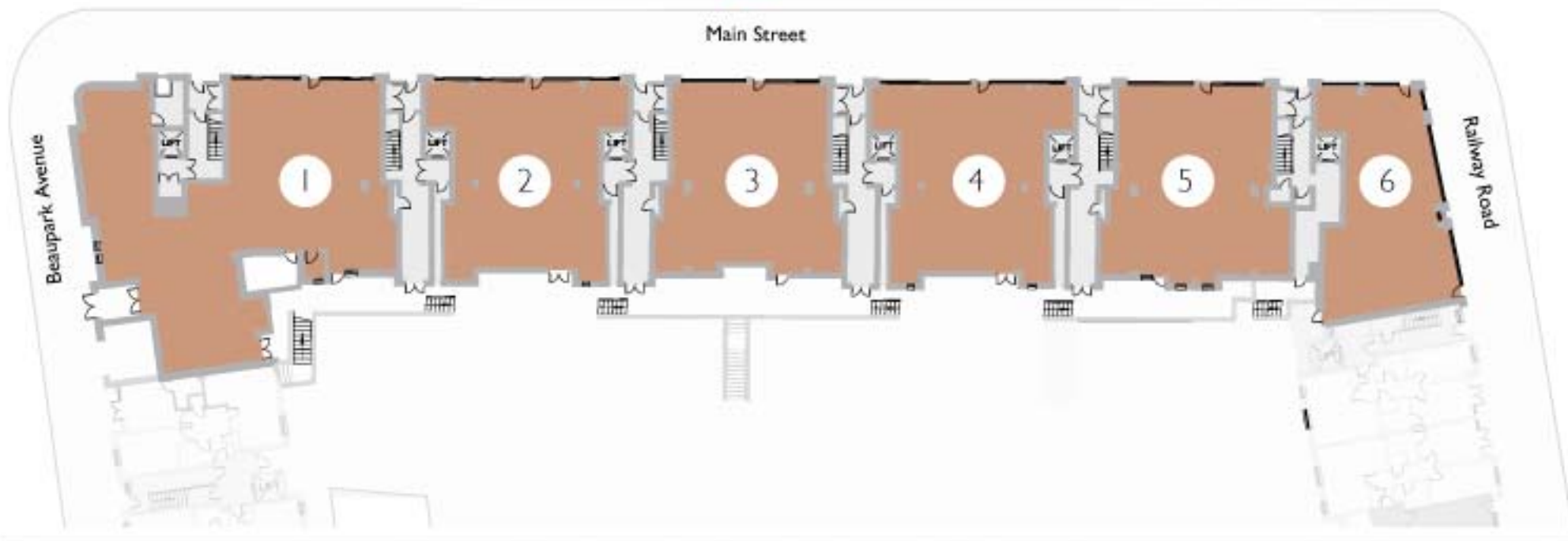
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Block 20 is excellently positioned on the south west corner of the Town Square and at the top of Main Street. Pedestrian lifts to the 400 space underground Park and Ride are located in close proximity to the block. There are 5 retail units with excellent profile to Main St, as well as a Bank. All units have set-down parking in front, and service yards to the rear.

UNIT NO	SQ.M.	SQ.FT.
Bank / Unit 1	313	3,370
Retail Unit 2	296	3,186
Retail Unit 3	158	1,700
Retail Unit 4	140	1,503
Retail Unit 5	156	1,675
Retail Unit 6	112	1,205



Main Street



Joint Agents:

HT Meagher
O'Reilly
01 634 2466

Finnegan
Menton
01 614 7900

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BLOCK 21

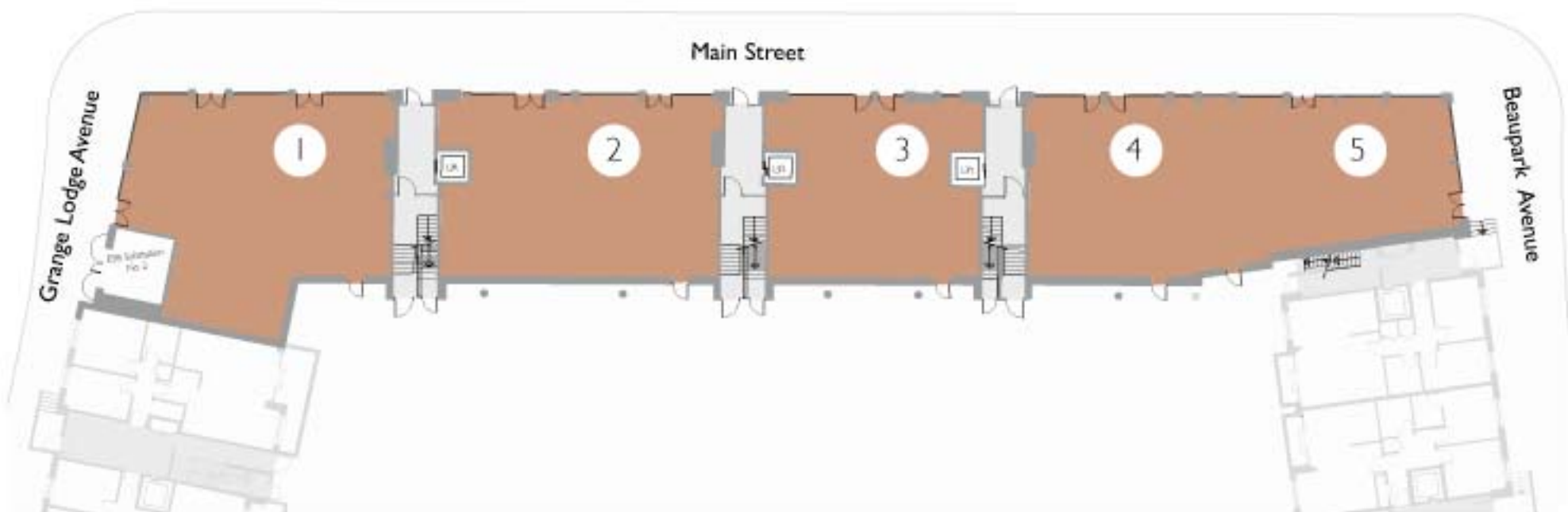


BLOCK 21

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At the mid-point of Main Street, Block 21 enjoys excellent frontage onto Clongriffin's busiest thoroughfare. All pedestrian and vehicular traffic to and from the Town Square and bus and DART stations pass these units. There are 4 retail units and a restaurant unit. All units have set-down parking in front, and service yards to the rear.

UNIT NO	SQ.M.	SQ.FT.
Restaurant / Unit 1	189	2,031
Retail Unit 2	174	1,872
Retail Unit 3	129	1,384
Retail Unit 4 & 5	248	2,669



Joint Agents:

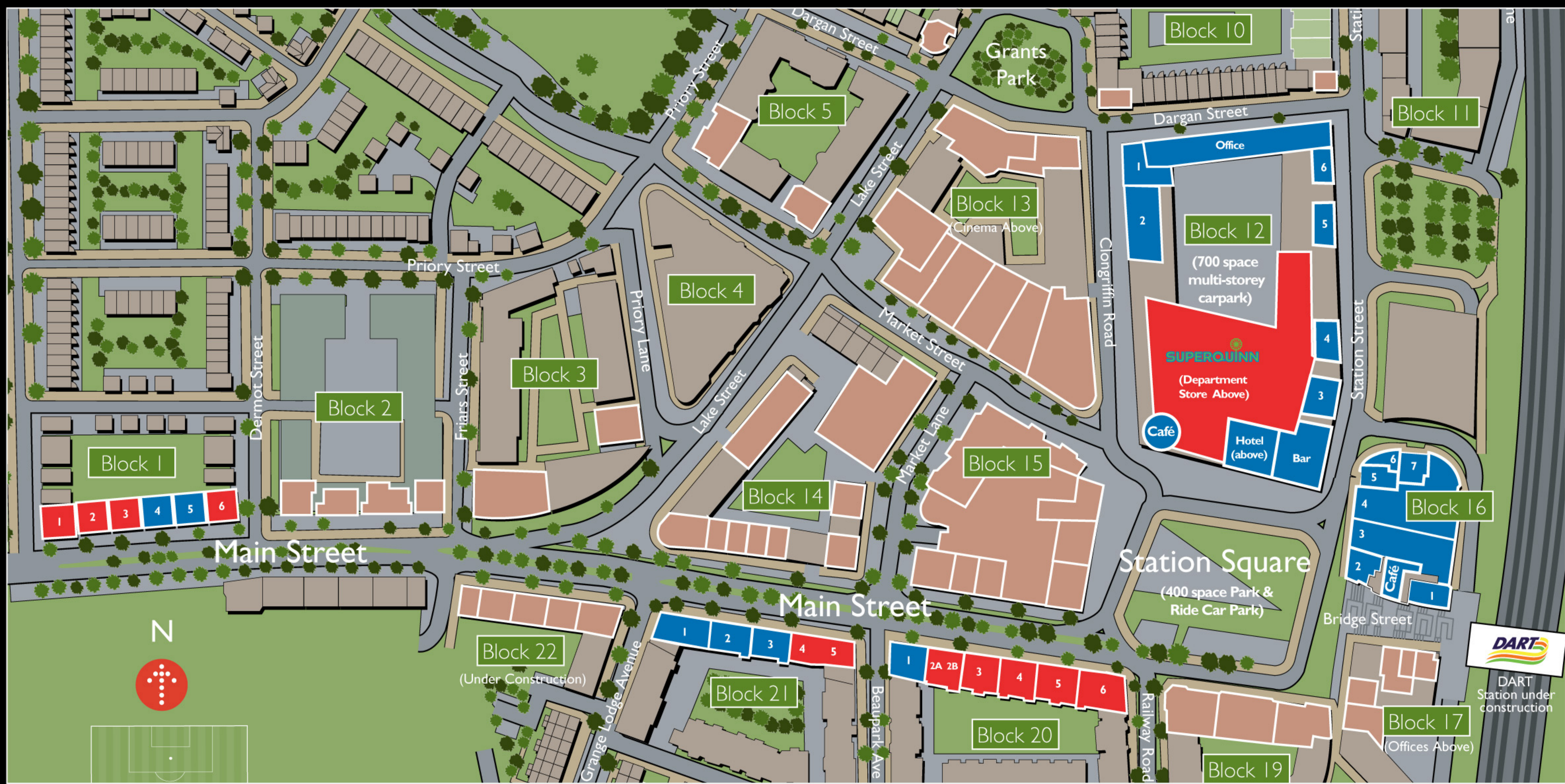


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TOWN CENTRE



TRADERS PLAN



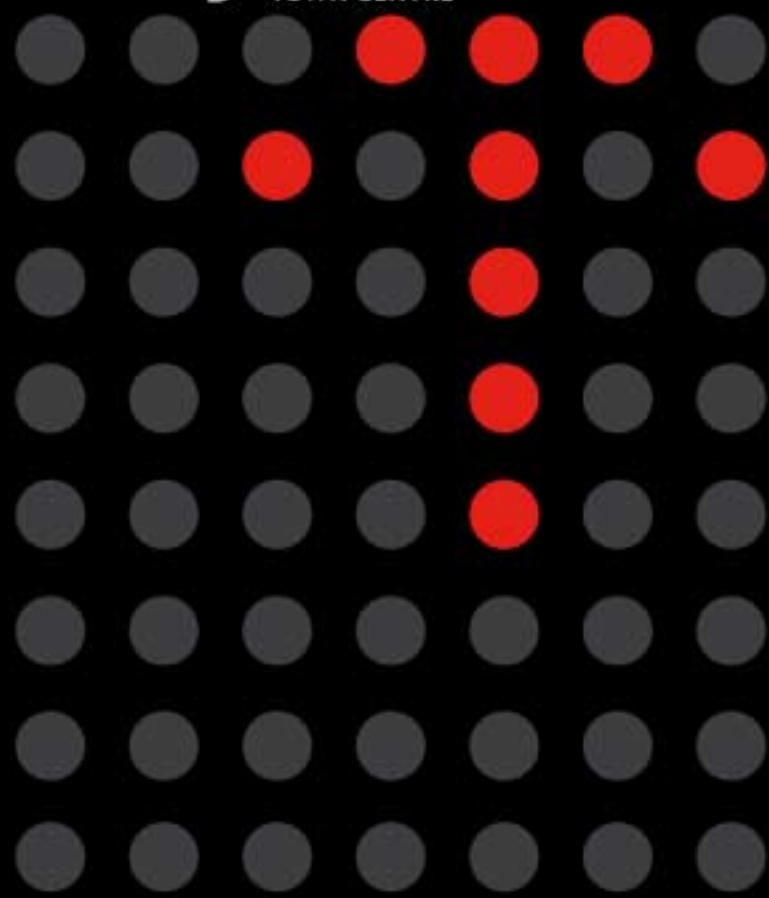
■ Commercial Unit To Let
 ■ Commercial Unit Reserved
 ■ Future Commercial Development

Block	Unit	Unit Description
Block 1	Unit 1	Reserved - Restaurant
	Unit 2	Marketing Suite
	Unit 3	Brownes Barbers
	Unit 4	To Let
	Unit 5	To Let
	Unit 6	Centra
Block 12	Supermarket	Superquinn
	Department Store	To Let
	Café/Juice Bar	To Let
	Bar	To Let
	Hotel	To Let
	Office Block	To Let
Block 16	Unit 1	To Let
	Café Unit	To Let
	Unit 2	To Let
	Unit 3	To Let
	Unit 4	To Let
	Unit 5	To Let
	Unit 6	To Let
Block 20	Unit 1	To Let Bank / Credit Union
	Unit 2A	Reserved - Butcher
	Unit 2B	Reserved - Fruit&Veg
	Unit 3	Reserved - Pharmacy
	Unit 4	Carry Out Off Licence
	Unit 5	Reserved - Paddy Power
Block 21	Unit 1	To Let
	Unit 2	To Let
	Unit 3	To Let
	Units 4&5	Centra
	Unit 6	Reserved - Hair Salon





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TOWN CENTRE



To put your business on the Clongriffin map, simply call either of the joint agents:



01 634 2466

20/21 Upper Pembroke Street
Dublin 2



17 Merrion Row
Dublin 2

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