

Swords Central
Fingal, Ireland

Lexeme
Retail
Property
Group™



Swords Central Location

— **The Scheme** Swords Central is located in the heart of the large north Dublin town of Swords, with excellent transport links to Dublin city centre and within close proximity to Dublin airport.

Swords is one of the fastest growing regions in the country.

The growth of the town is set to continue for the next 20 years, contributed to by the development of Dublin airport, the existence of large undeveloped green areas north and west of the town and improvements in transport infrastructure to the area, including the proposed Metro North Line.



**Swords Central is uniquely
positioned to cater for both
local and destination shoppers**

**Lexeme
Retail
Property
Group™**



240,000 residents
9,290m² of retail space
320 car parking spaces

A New Direction

— **Company Information** The principals behind Lexeme Retail Property Group have been developing and managing retail property for over 20 years. The long standing relationships we have built with our retailers, both large and small, are testament to our track record for delivering on time and to specification.

Fast becoming Ireland's premier retail development and holding company, Lexeme is currently involved in retail schemes in Navan, Carlow, Mullingar, Tullamore and Dublin as well as interests in the UK.

The total area under ownership, management and development is in excess of 185,000m² (2,000,000ft²) and all schemes are in prime town centre locations, thus providing an opportunity for retailers to expand their presence throughout Ireland, whilst having to deal with one space provider with a proven track record.

The Group is now positioned to ensure that it and its partners – the retailers – continue to thrive.

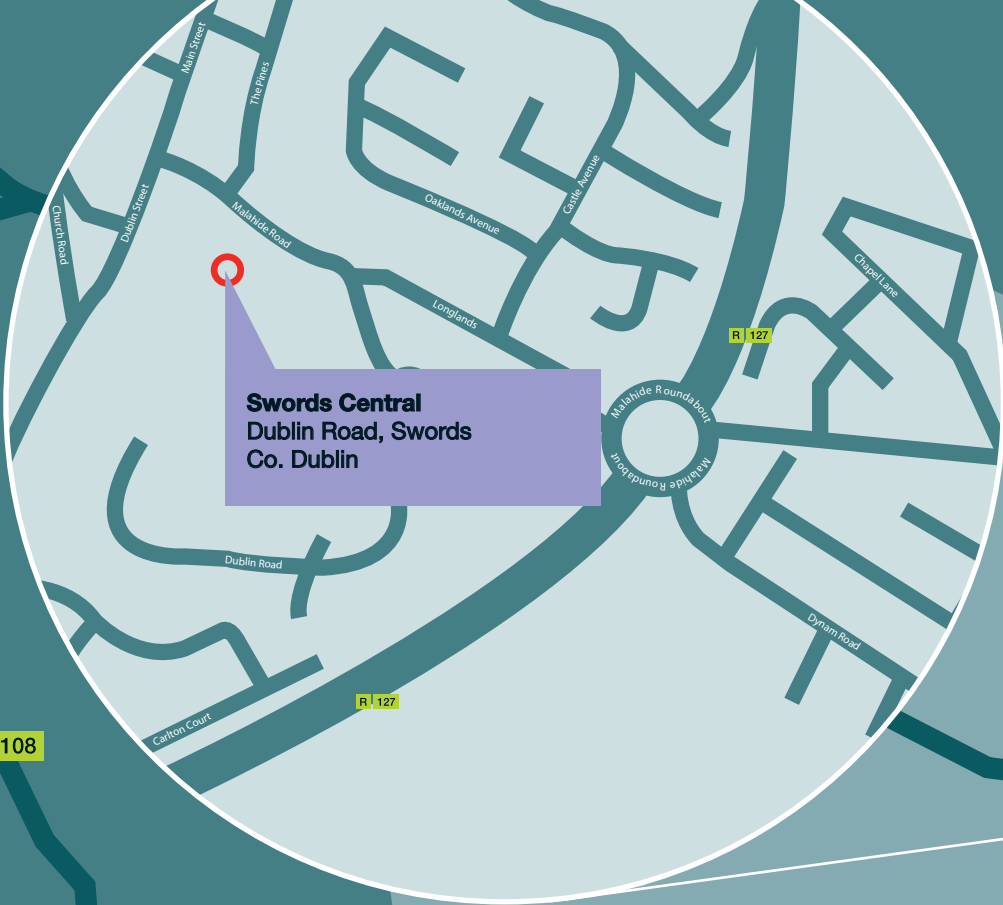
The Heart of Fingal



— **Swords** is a thriving and prosperous town in the heart of Fingal. With an ever growing population, Swords has attracted much investment from multi-national companies eager to do business in the town. Its easy to see why, with the wealth of amenities in Swords and the surrounding area of Fingal and the close proximity to Dublin Airport and the new proposed Metro North Line. Some of the many fine attractions around the town include, Swords Castle and park which is being restored to its past glory, Malahide Castle and demesne, and the Classical Mansion of Newbridge House, Demesne and farm.



R 125



Swords Central
 Dublin Road, Swords
 Co. Dublin

R 108

Swords



To Belfast

R 127

M 1

M 1

R 127

To Dublin

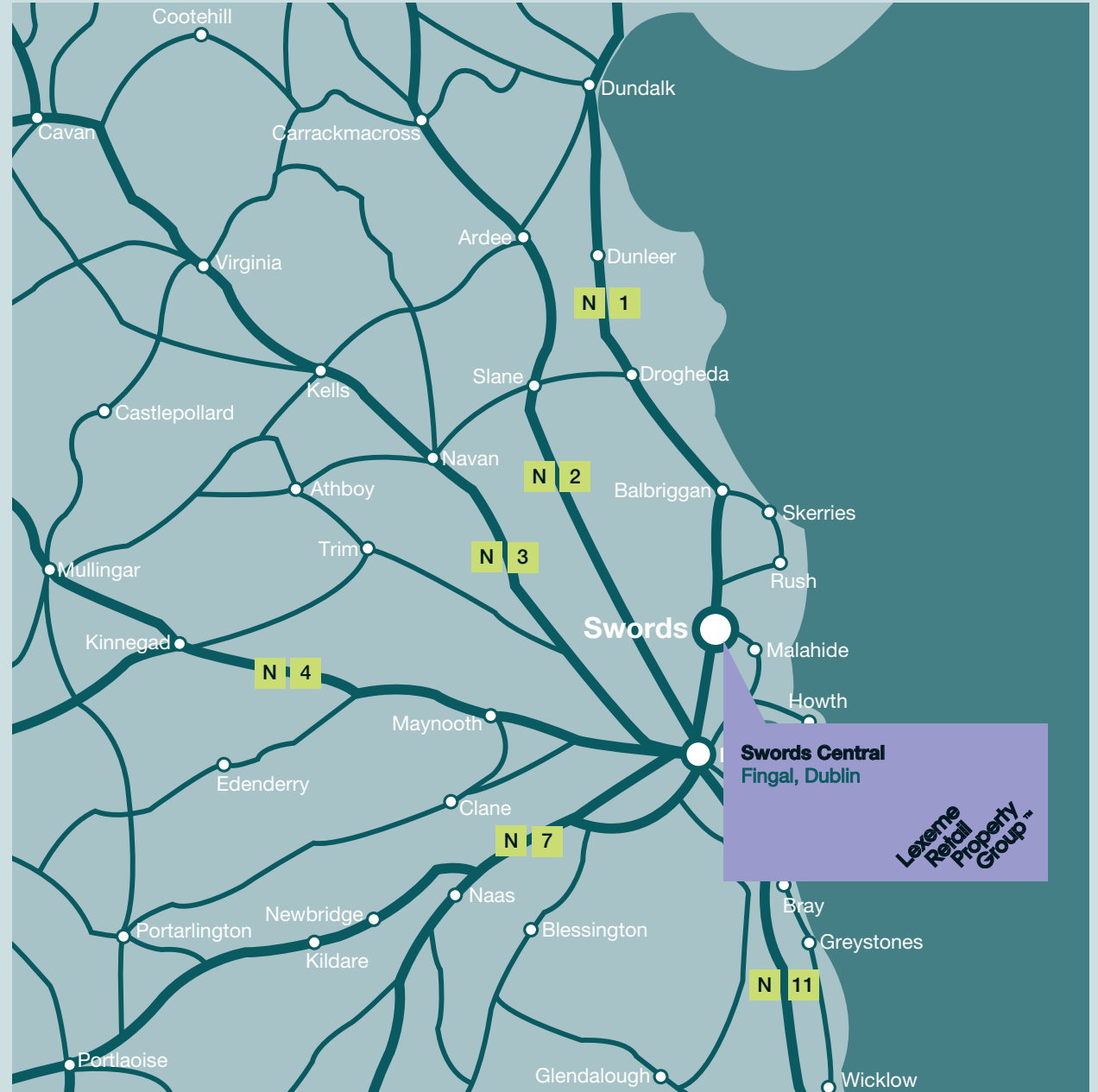


Local Information

Swords is;

- 12km from Dublin City Centre
- 6.5km from M50
- 5km from Dublin Airport
- Adjacent proposed extension of the Dublin light rail system to the Airport, Metro North
- Swords to the city centre Metro system proposed to complete in 2012
- Commuter town with significant recent residential development
- Significant major employers including Fingal County Council, Central Statistics Office and the Northern Area Health Board

Swords Central is a high profile development linked to The Pavillion Shopping Centre with occupiers including Zara, Superquinn, Dunnes Stores, Boots, Dixons, Argos, Easons, Mango, Benneton and Champion Sports.



Target Area

Recent studies by Fingal County Council predict the population of Fingal will grow from its present 239,992 to 600,000.

Population of Fingal

2002

196,413

2006

239,992

demographics

Swords Scheme Plan

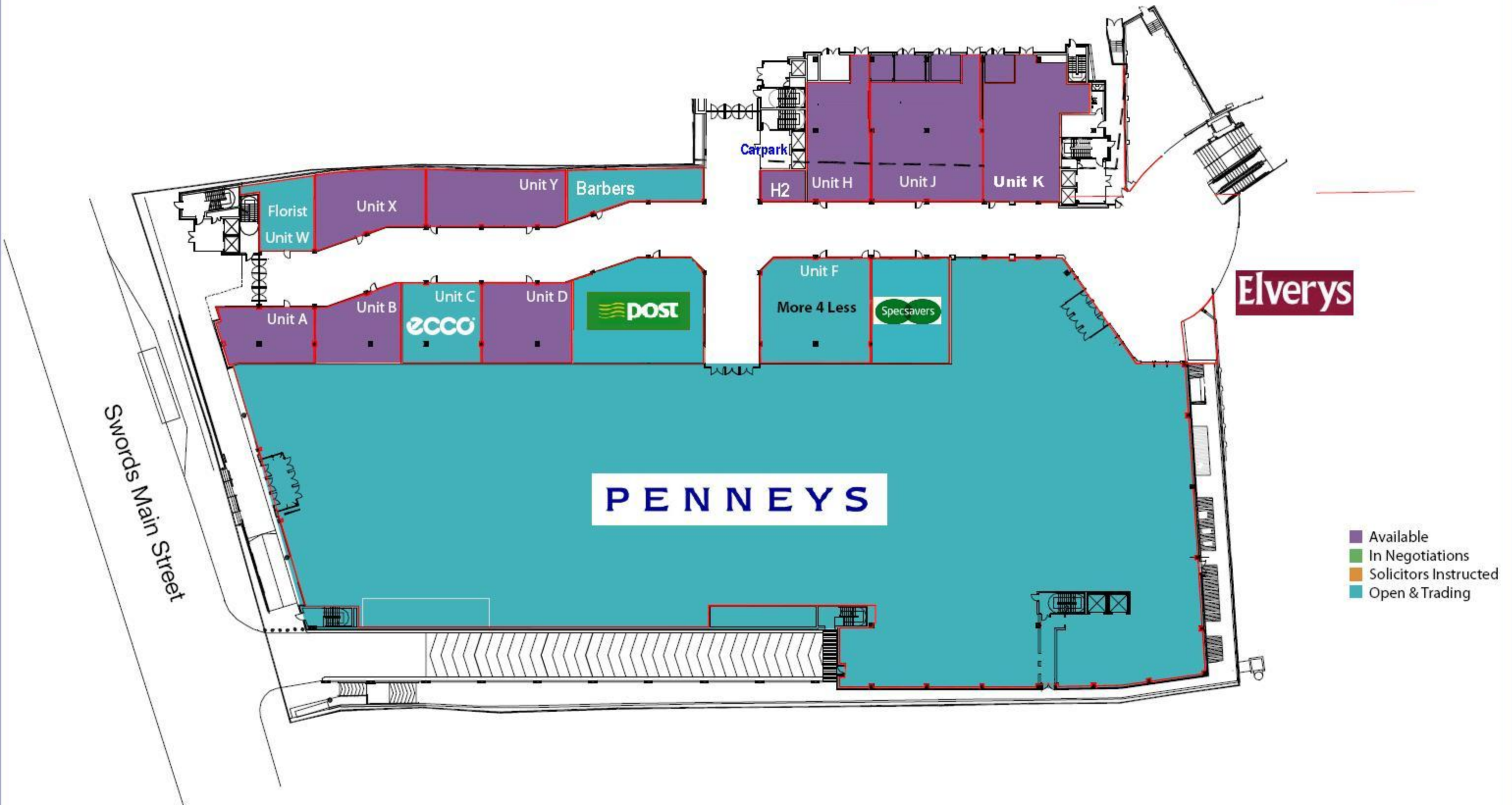
— **Swords Central** is a high profile development located in the heart of Swords, only 5km from Dublin Airport and 12km from Dublin City Centre.

The Centre recently opened its doors and comprises in excess of 9,290m² (100,000ft²) of retail space with 320 on-site car parking spaces. The scheme is anchored by Penneys, who trade out of 4,645m² (50,000ft²). Other stores include 3G and Ecco Shoes and terms have been agreed with a number of other retailers.

With its efficient access, Swords Central provides a naturally lit, convenient and sophisticated shopping centre experience.



swords central shopping centre



Name of Development -	Swords Mixed Use Development	Floor Level height -	24.350
Location -	Swords, Co. Dublin	Ceiling level height -	27.500 /
Level -	Ground floor		32.235
This map has been prepared electronically		Scale -	1:500

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Subject to Contract / Without Prejudice.

Swords Central Feb-10

Unit	Description	Potential Tenant	Size (sq.m.) *	Size (sq.ft.)
Unit A	Ground	Available	94	1,012
Unit B	Ground	Available	103	1,109
Unit C	Ground	Ecco Shoes	113	1,216
Unit D	Ground	Available	129	1,389
Unit E1	Ground	Reserved	127	1,367
Unit E2	Ground	Reserved	101.25	1,090
	Mezz	Reserved	91.97	990
Unit F	Ground	More 4 Less	207	2,228
	Mezz	More 4 Less	191.8	2,065
Unit G	Ground	Available	148	1,593
	Mezz	Available	137	1,473
Unit H1	Ground	Available	146	1,573
	Mezz	Available	176	1,894
Unit H2	Ground	Available	25	272
Unit J	Ground	Available	248	2,664
	Mezz	Available	274	2,948
Unit K	Ground	Available	198	2,127
	Mezz	Available	220	2,368
Unit W	Ground	Florist	71	764
Unit X	Ground	Available	120	1,292
Unit Y	Ground	Available	133	1,432
Unit Z	Ground	3G	84	904

* Units and sizes subject to change

All measurements are on a gross internal area basis and are for guidance purposes only. Any incoming tenant should satisfy themselves as to the exact area of a unit.





— **Lexeme Retail Property Group** is fast becoming Ireland's premier retail development and holding company. Lexeme Retail Property Group combines experience and expertise in the Irish and UK property markets with a highly entrepreneurial approach to retail portfolio management.

The company's substantial interest both trading and under development in the UK and Ireland is in excess of 185,000m² (2,000,000ft²) of prime shopping centre retail space.

Contact

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Conditions to be Noted

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/ lessee shall be liable for any VAT arising on the transaction.

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