

A man and a woman are smiling and laughing together at night. The man is in the foreground, looking down with a smile, wearing a grey sweater over a red and black plaid shirt. The woman is behind him, her hand on his shoulder, also smiling broadly. The background is dark with out-of-focus city lights creating a bokeh effect. The text 'NewBancroft' is overlaid on the right side of the image.

NewBancroft

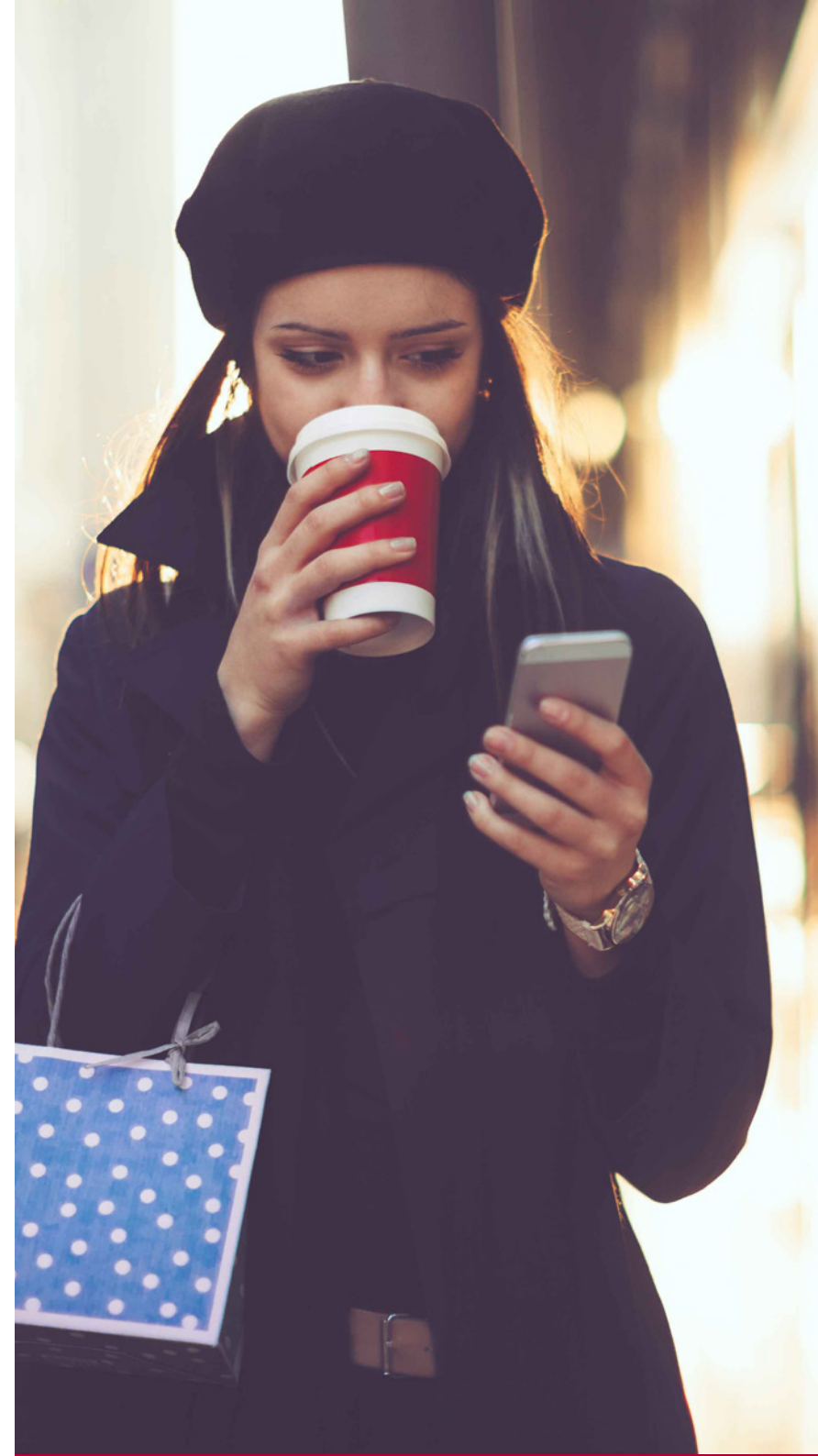
TALLAGHT | DUBLIN 24

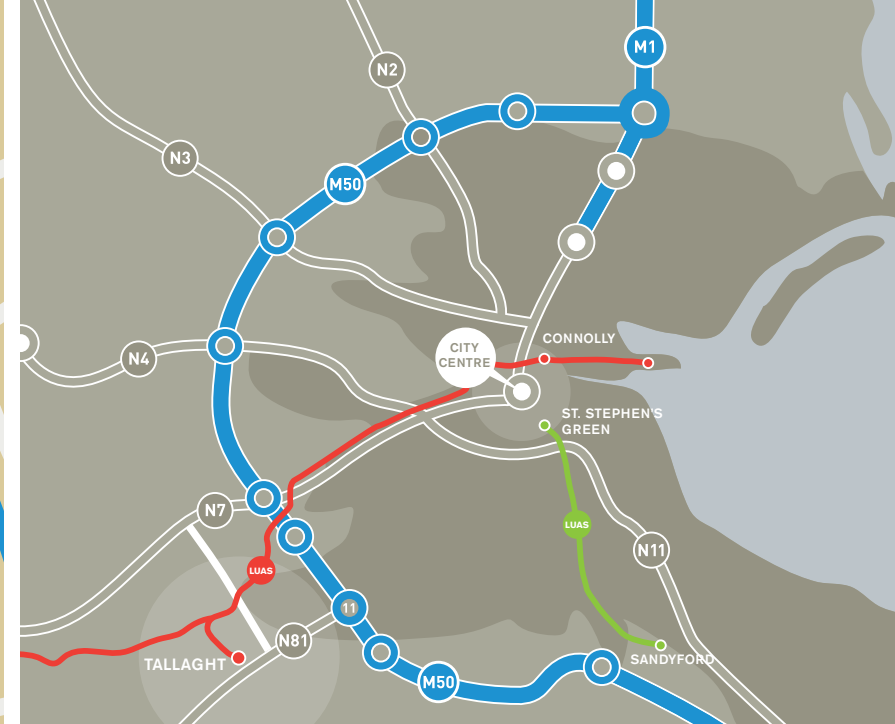
RETAIL

RETAIL OPPORTUNITIES AT NEW BANCROFT

- New Bancroft represents a superb commercial opportunity in one of Dublin's most vibrant suburbs.
- Located just off the N81 Tallaght bypass and beside the Main Street and The Village Green, the units are extremely accessible by cars and pedestrians.
- Providing a balanced mix of commercial and residential units, New Bancroft is poised to be at the beating heart of Tallaght.
- The scheme is anchored by Iceland with 3 retail units and a crèche unit to serve the surrounding communities retail and lifestyle needs.
- Retail units benefit from double height glazed shop fronts and will be handed over in shell and core condition.
- Units suitable for a range of retail uses.
- 107 Retail car parking spaces.

Units Available from
91 sq.m to 234 sq.m



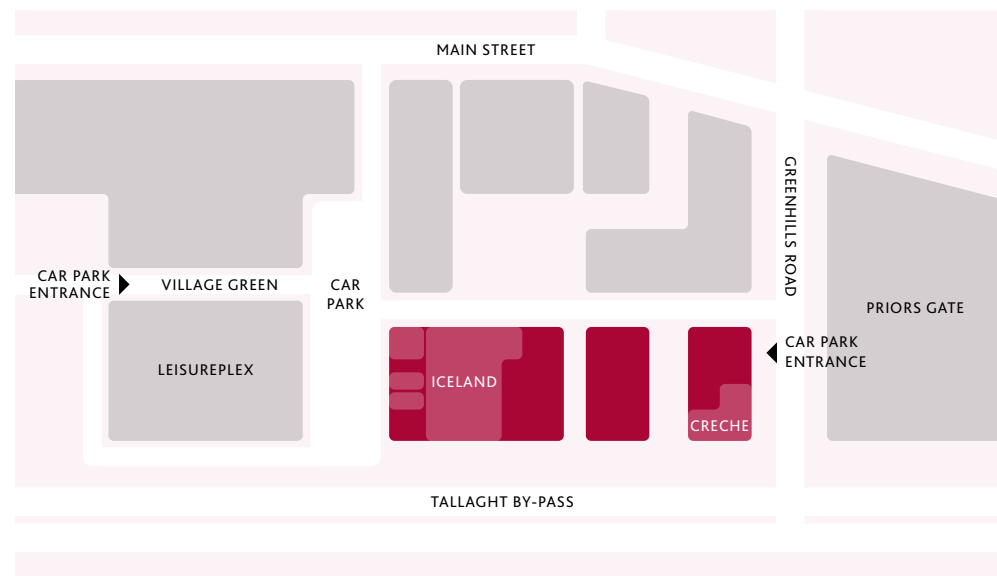
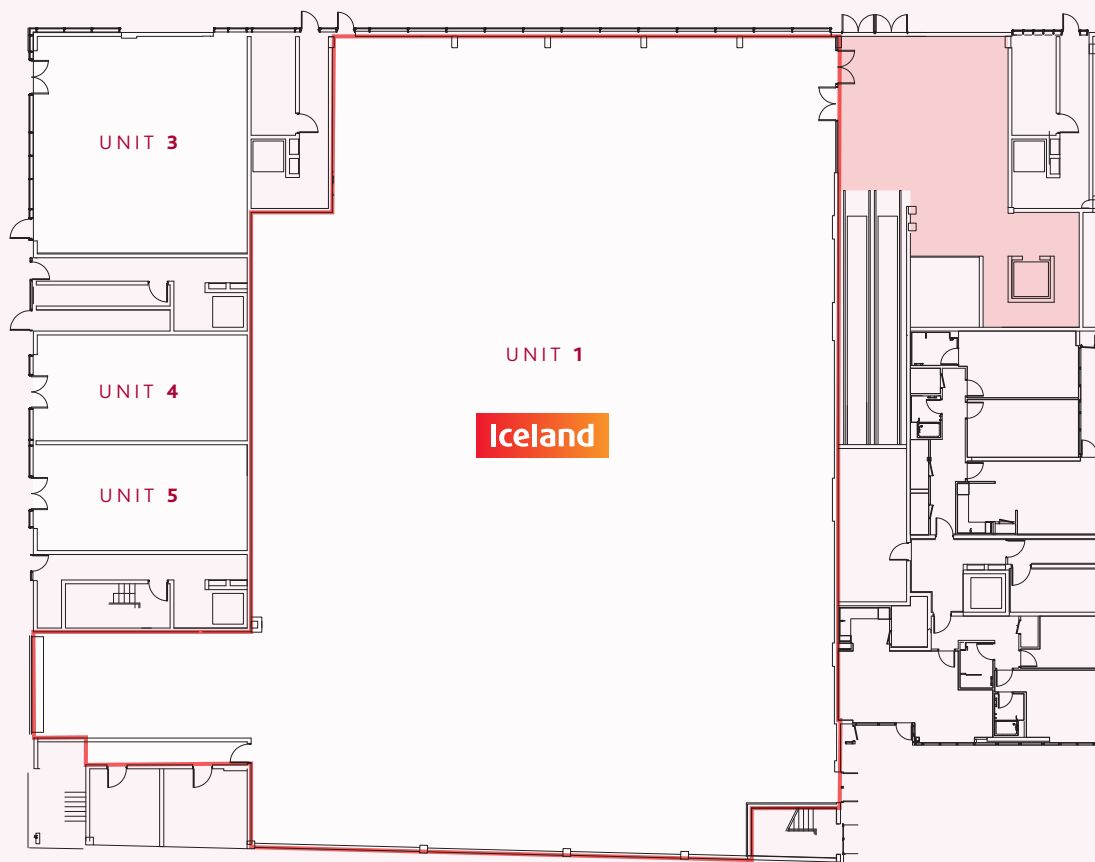


LOCATION

Tallaght is an established residential and commercial location in South County Dublin, with a population of approx. 107,000 local residents. New Bancroft is located in a high profile position on the corner of the Greenhills Road and the N81 Tallaght Bypass making it extremely accessible by cars and pedestrians. The Tallaght red line Luas station is located approximately 500 m from New Bancroft with trams running every 10 minutes connecting to the City Centre. Tallaght has undergone rapid expansion and redevelopment over the past number of years and is now a modern hub with a host of amenities. There are approximately 20,000 employees in the area, Tallaght Hospital is located nearby which employs almost 3,000 people and the Tallaght Institute of Technology has approximately 4,000 students with 400 members of staff.

The Retail units are located in a key position between The Village Green and the Main Street. The Tallaght Leisureplex is located directly opposite which has a range of entertainment amenities such as Bowling Alleys, Quasar Laser and a Childrens Play Area. There is a large residential catchment in the nearby area with approximately 150 apartments overhead (New Bancroft Phase 2), 86 apartments in New Bancroft Phase 1 and 200 apartments in the Priorsgate scheme located opposite.





UNIT 1

Ground 1460 sq.m

Total 1460 sq.m

Iceland

UNIT 3

Ground 126 sq.m

First 108 sq.m

Total 234 sq.m

UNIT AVAILABLE

UNIT 4

Ground 60 sq.m

First 31 sq.m

Total 91 sq.m

UNIT AVAILABLE

UNIT 5

Ground 60 sq.m

First 31 sq.m

Total 91 sq.m

UNIT AVAILABLE

CRECHE

Ground 280 sq.m

Total 280 sq.m

UNIT AVAILABLE

* All areas are subject to final joint measurement.



The Development

The retail units benefit from high ceilings with mezzanines above and will be handed over in shell condition. Double height glazed shop fronts have been installed, and the retail units will overlook The Village Green and the New Bancroft Boulevard. A dual entrance basement car park provides for 107 retail parking spaces.



BER Rating

BER E2 F

Energy Rating and Numbers available on request from Savills

Developer



Agents



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