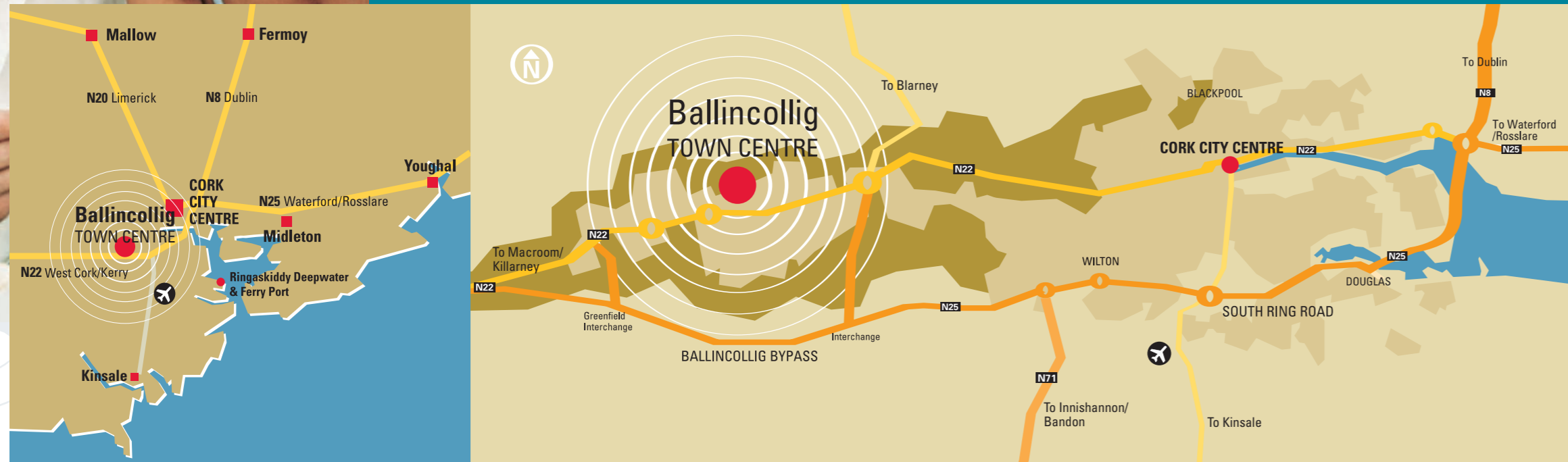




finding the landmark development...



towncentre



a new urban vision that defies the imagination

...a new urban vision

towncentre



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JOINT AGENTS



5 Lapp's Quay, Cork
Tel 021 4275454
Email info@dtzcork.ie



12 South Mall, Cork
Tel 021 4271371
Email cork@savills.ie

DEVELOPER



O'Flynn Construction Co.,
Beckett House, Barrack Square
Ballincollig, Co. Cork



Ballincollig
TOWNCENTRE
a new urban experience



Ballincollig
TOWNCENTRE
a new urban experience



Heritage Square, Ballincollig TOWN CENTRE



vibrant and diverse - the centre of choice...



BALLINCOLLIG TOWN CENTRE

Ballincollig Town Centre is one of Cork's largest property developments extending to c.90 acres, with a total building development in excess of 140,000m². 30 acres are reserved for Town Centre style uses, incorporating Shopping Centre, Hotel, Street Retail Uses and a Major Office Campus, making Ballincollig the western gateway suburb of Cork City.

The TOWN CENTRE has been conceived as four individual quadrants of commercial units at ground floor level with residential apartments above. The Town Centre is accessed directly from Main Street and is bordered by the Shopping Centre on the west and Office Campus on the east. New streets connecting both areas will feature a mix of quality retail and speciality shops, cafés, restaurants, showrooms and office units, suitable for professional and commercial users. Centrally, within this area of development, the focus of activity will be the new centre square with its larger retail units.



a new urban vision

a new urban vision that defies the imagination...



Barrack Square, Office Campus

DEMOGRAPHICS

BALLINCOLLIG POPULATION 16,340 persons

- 10 mins drive zone - 65,000 persons
- 20 mins drive zone - 131,500 persons
- 30 mins drive zone - 293,000 persons

* 2006 CSO figures. Figures exclude population east of Cork City Centre

CORK AREA STRATEGIC PLAN

- Up to 9,800 additional households by 2020 - CASP 2001.
- 60% of population - in the 0 – 40 age category
- 60% of population - in the White Collar category of employment

HOUSEHOLDS IN THE BALLINCOLLIG AREA

- CAR OWNERSHIP - in 80% of households
- COMPUTER OWNERSHIP - in 41% of households
- HOUSE OWNERSHIP - 78% of households

designed around style and you



The PARADE, Ballincollig TOWN CENTRE



BALLINCOLLIG SHOPPING CENTRE



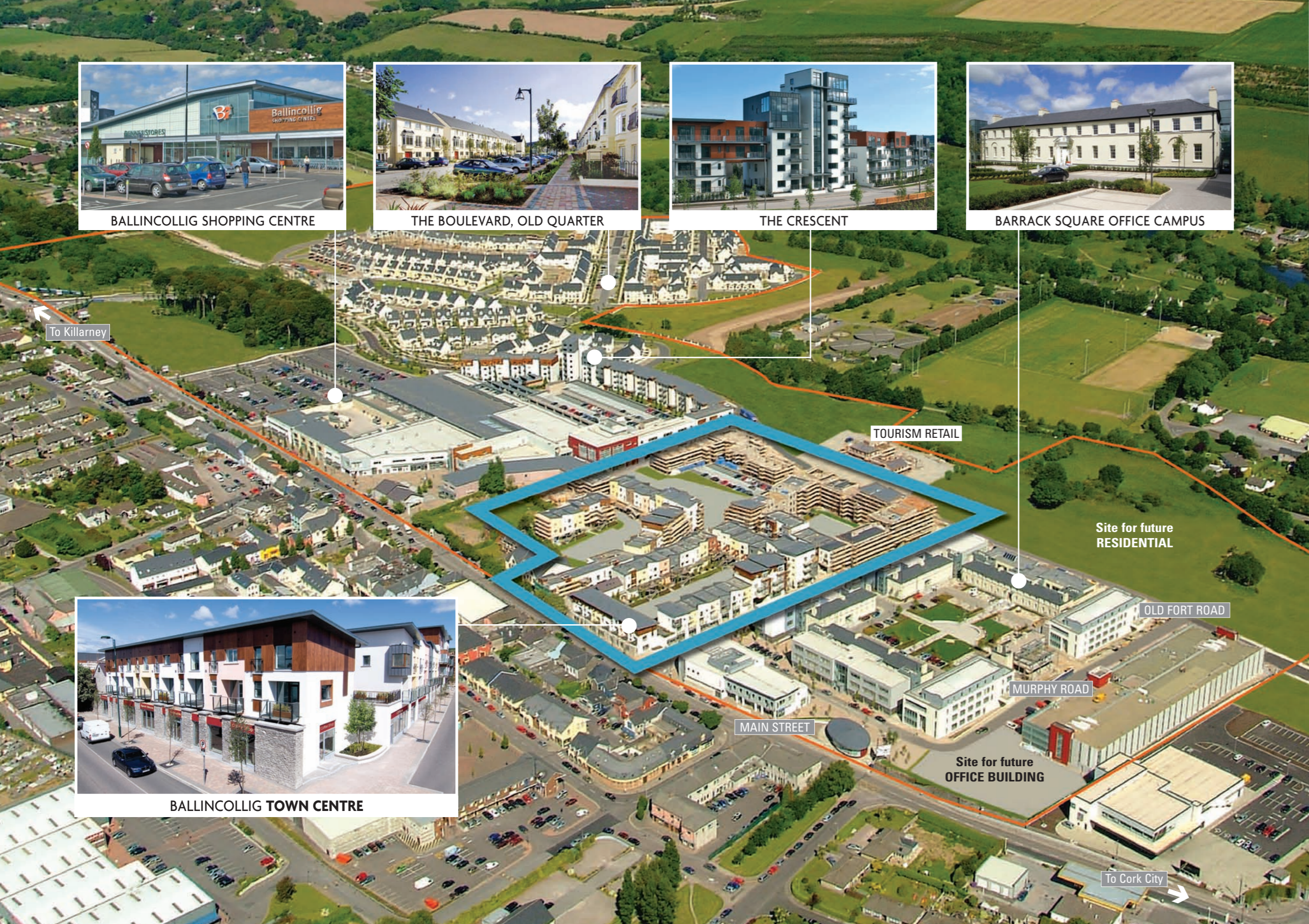
THE BOULEVARD, OLD QUARTER



THE CRESCENT



BARRACK SQUARE OFFICE CAMPUS



BALLINCOLLIG TOWN CENTRE



ballincollig town centre the right choice..



Key Elements of Ballincollig Town Centre

The BALLINCOLLIG SHOPPING CENTRE opened October 2005, occupying c.16,500m², with Dunnes Stores as the main anchor and 34 individual shop units with tenants such as Dixons, Hickey's Pharmacy, Sasha Ladieswear, O'Briens Sandwich Bar, Cummins Sports, Carphone Warehouse, Hallmark, NoshNCoffee, Tally Weijl, Halifax, Carraig Donn and BB's Coffee & Muffins.

OVER 1,900 CAR SPACES AVAILABLE - 4 separate car park locations -

- 531 SPACES in the surface and deck car park beside Dunnes
- 507 SPACES in the multi-storey car park adjacent to the town centre
- 580 CAR SPACES beside the office campus
- 280 PRIVATE RESIDENTIAL SPACES and 150 KERBSIDE SPACES.

The self contained BARRACK SQUARE OFFICE CAMPUS is 80% complete, 60% occupied with 75% let. It offers an excellent business environment for both major occupiers and small business users.





a contemporary development in a superb location

...with residential over and adjacent to retail



Key Elements of Ballincollig Town Centre

The residential development of OLD QUARTER has approximately 500 houses, all are within easy walking distance of the town centre.

The CRESCENT was completed in early 2006 and is an inspiring, luxury scheme of 90 apartments and penthouses adjacent to the Town Centre.

The TOWN CENTRE RESIDENTIAL consists of 4 individual courtyards comprising 193 apartments and duplex homes. While all retail units are on ground level with street frontage, the first, second and third floors above the retail units are residential and face into the courtyards.



The TOWN CENTRE COMMERCIAL has a total of c.43 retail/office units, with sizes available from c.45m² to c.2,600m².



Main Street/High Street, Ballincollig TOWN CENTRE

The CRESCENT, Ballincollig Town Centre

Main Street, Ballincollig

choose your space.....

HERITAGE WALK** 1-18

Retail Unit 1	Ground Floor	101m ²	Office Unit 9	100m ²
	First Floor	110m ²	Retail Unit 10	46.5m ²
Retail Unit 2**	Ground Floor	146m ²	Retail Unit 11	73m ²
	First Floor	98m ²	Office Unit 12	96m ²
Retail Unit 3	Ground Floor	117m ²	Retail Unit 13	73m ²
	First Floor	125m ²	Retail Unit 14	46.5m ²
Retail Unit 4		46.5m ²	Retail Unit 15	73m ²
Retail Unit 5	Ground Floor	90m ²	Retail Unit 16	73m ²
	First Floor	105.5m ²	Retail Unit 17	46.5m ²
Retail Unit 6		101m ²	Retail Unit 18	46.5m ²
Retail Unit 7		46.5m ²		
Retail Unit 8		101m ²		

HIGH STREET 1-9

Office Unit 1	99m ²	Office Unit 6	100m ²
Office Unit 2	46.5m ²	Office Unit 7	46.5m ²
Office Unit 3	100m ²	Office Unit 8	73m ²
Office Unit 4	100m ²	Office Unit 9	73m ²
Office Unit 5	73m ²		

THE PARADE* 1-12

Retail Unit 1*	Ground Floor	90m ²	Retail Unit 6	46.5m ²
	First Floor	90m ²	Office Unit 7	100m ²
Retail Unit 2*	Ground Floor	87m ²	Retail Unit 8	73m ²
	First Floor	87m ²	Retail Unit 9	92m ²
Retail Unit 3*	Grd Floor Anchor Unit	888m ²	Retail Unit 10	79.5m ²
	First Floor	886m ²	Retail Unit 11	74m ²
	Second Floor	822m ²	Retail Unit 12	46.5m ²
Retail Unit 4	Convenience Store	356m ²		
Retail Unit 5		120m ²		

MAIN STREET 1-4

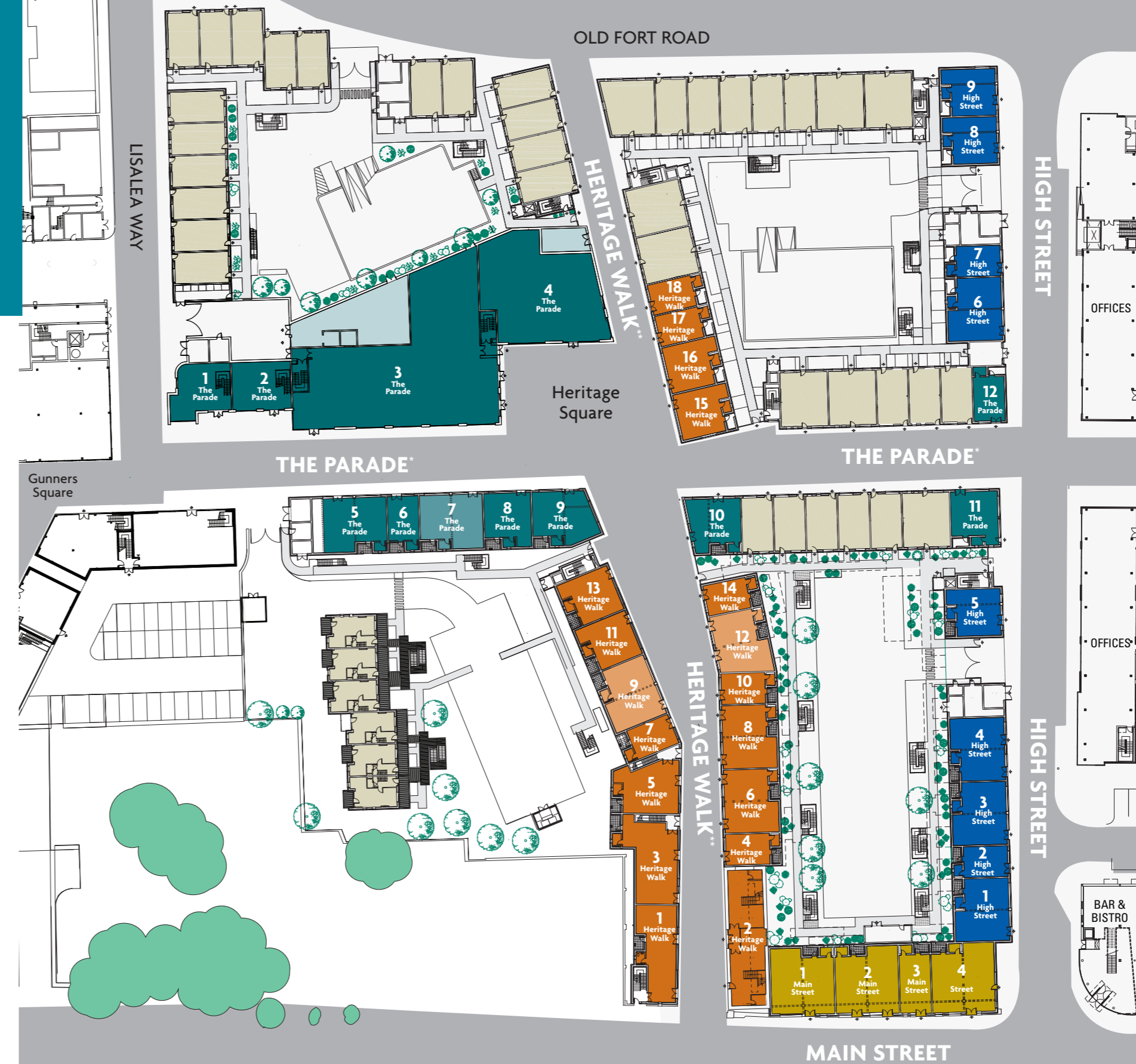
Retail Unit 1	123m ²	Retail Unit 3	59m ²
Retail Unit 2	125m ²	Retail Unit 4	128m ²

Please note that these areas are subject to final measurement and are subject to change.

All units except the Forage Store are provided with their own enclosed yard, which is accessed through the unit, and is to be used for the purpose of refuse storage/air-conditioning equipment.

*Pedestrian priority **Pedestrianised *Subject to planning

**Retail unit 2, Heritage Walk is the historic restored Forage Store building, a restored stone building with slate roof and planar glass entrance.



plan your space

- Retail Units - HERITAGE WALK
- Office Units - HERITAGE WALK
- Retail Units - THE PARADE
- Office Units - THE PARADE
- Office Units - HIGH STREET
- Retail Unit - MAIN STREET
- Residential

PARKING

450 spaces are available in the adjacent multi-storey car park with the residential contained within the courtyards.

SPECIFICATION

All units are provided to a standard shell specification with shop front.