

HSQ

HEUSTON
SOUTH
QUARTER

Open

RETAIL
OPPORTUNITIES
AT HSQ

ONE OF DUBLIN'S MOST EXCITING AND SOUGHT AFTER MIXED-USE DEVELOPMENTS

343

FULLY LET LUXURY
APARTMENTS



423

CAR
PARKING
SPACES



300,000 ^{SQ FT}



FULLY LET GRADE A
OFFICE SPACE

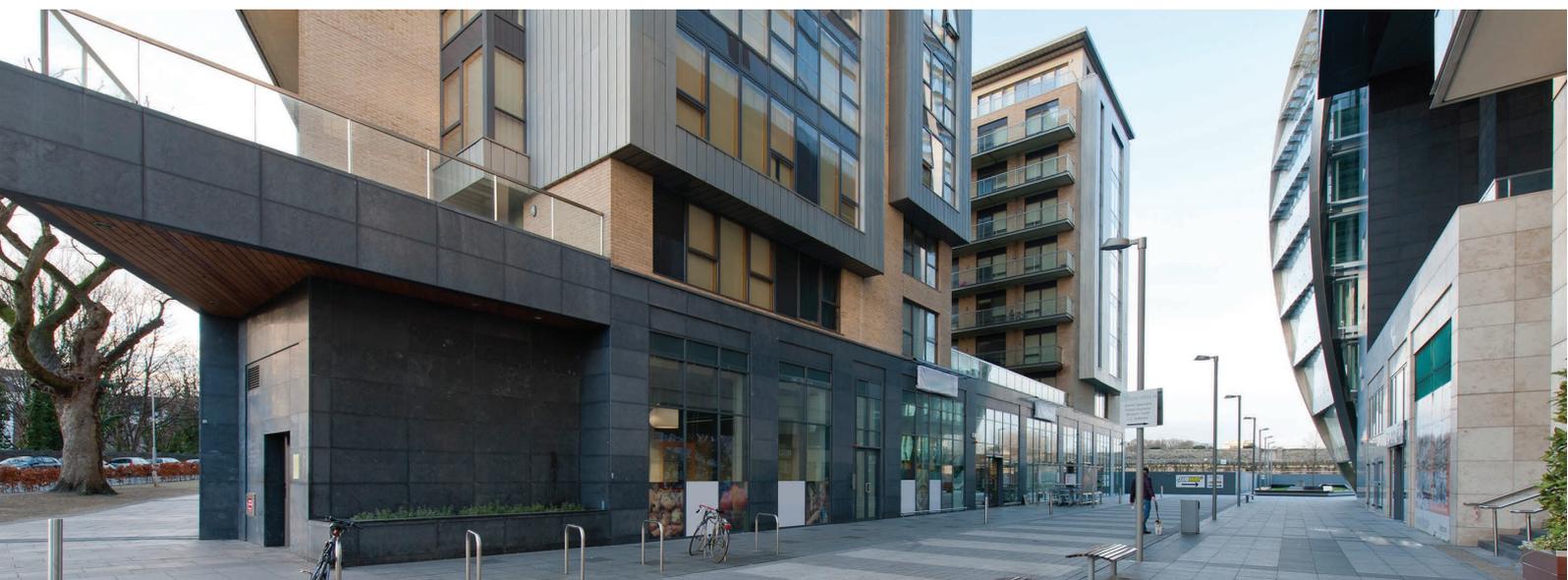
80,000 ^{SQ FT}

COMMERCIAL
ACCOMMODATION



+3.6
ACRES

OF LAND FOR FUTURE
DEVELOPMENT



THE OPPORTUNITY

RETAIL UNITS FROM APPROX.
810 SQ FT TO 1,600 SQ FT

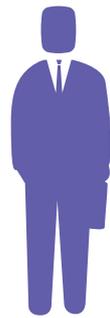
SHELL CONDITION

RENT: ON APPLICATION





Located in an **established residential and commercial location** in Dublin 8, approx. **3 km west of Dublin City Centre**



1,000 PEOPLE LIVE and a further **2,400 WORK** within the development.

TRANSPORT



Adjacent to Heuston Station, with a daily footfall of **20,000 PEOPLE**

LUAS

Luas Red Line minutes away

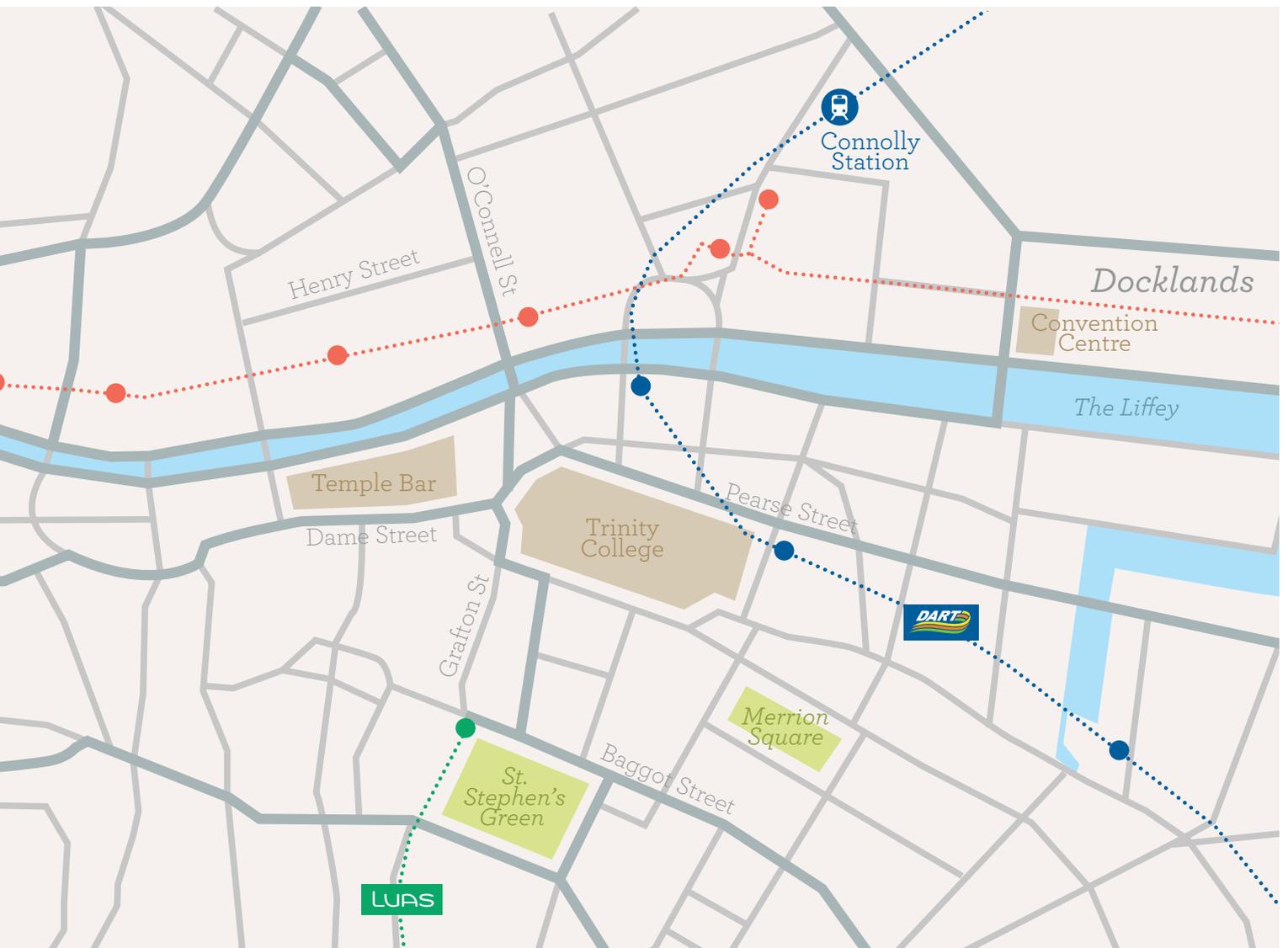


A host of bus routes



6 km east of the M50

ALL PROVIDING CONVENIENT ACCESS TO THE CITY CENTRE AND SUBURBS.



The development is perfectly positioned to benefit from its proximity to a variety of

AMENITIES and ATTRACTIONS:

THE IRISH MUSEUM OF MODERN ART,
ATTRACTING **300,000** VISITORS ANNUALLY

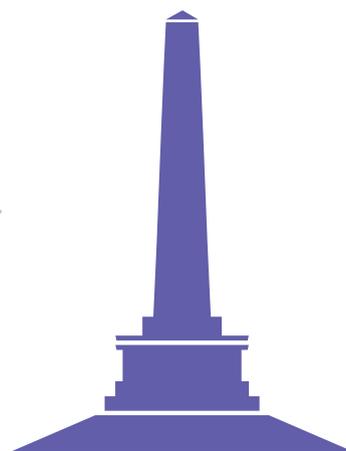
THE PHOENIX PARK

THE NATIONAL MUSEUM OF IRELAND

DUBLIN ZOO

THE GUINNESS BREWERY


ESTD 1759
GUINNESS



SITE LAYOUT

RAILWAY LINE

TO HEUSTON STATION

JOHN'S ROAD WEST



KEY TENANTS
PLUS GOVERNMENT BODIES

Aol.

SuperValu
Real Food, Real People

SUBWAY

eircom

ANYTIME FITNESS

INSOMNIA
coffee company

EIRCOM

UNIT 8
785 SQ FT

UNIT 7
786 SQ FT

UNIT 6
808 SQ FT

HEUSTON
CLEANERS

UNIT 4 1,496 SQ FT
FULL PLANNING PERMISSION
FOR MEDICAL CENTRE USE

SUBWAY

THE BRUNEL

THE DARGAN

THE PLAZA

MILITARY ROAD

HSQ
PHARMACY

UNIT 1B 1,763 SQ FT
FULL PLANNING PERMISSION
FOR RESTAURANT USE

UNIT 2
HSQ CAFE
INSOMNIA
COFFEE

DECARE
DENTAL

SUPERVALU

NEW
MANAGEMENT
SUITE

THE SANCTON WOOD

ANYTIME FITNESS

SCHEDULE OF
ACCOMMODATION



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HEUSTON
SOUTH QUARTER
HSQ.IE

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