



TO LET

UNIT 2
THE IVEAGH BUILDING
CARRICKMINES, DUBLIN 18

High profile 81 sq m corner unit

Dublin's premium retail park and office location

Suits a variety of uses subject to planning

Adjoining occupiers: TK Maxx, Smyths Toys, Boots,
Lifestyle Sports, IKEA and Mothercare

DUBLIN'S PREMIUM RETAIL PARK LOCATION

Carrickmines is located at Junction 15 on the M50 orbital motorway covering the wide and affluent South Dublin catchment.

This park is South Dublin's dominant retail park destination with an impressive range of 'open use' and 'bulky goods' retailers. Occupiers include TK Maxx, Boots, Mothercare, IKEA, Next, Woodies, Smyths Toys, PC World and Harvey Norman, with food operators McDonald's and KFC located directly opposite the building. Carrickmines is also a well established office location with in excess of 200,000 sq ft of offices with tenants including Vodafone and 3M.

The subject property is located within the 'Iveagh Building' which provides a range of retail and F&B users at ground level and 3 floors of offices overhead. Existing occupiers within this block include BB's, Subway, Vanilla Pod and Brown Cow. Extending to 81 sq m the unit has extensive retail frontage on a prominent corner position.

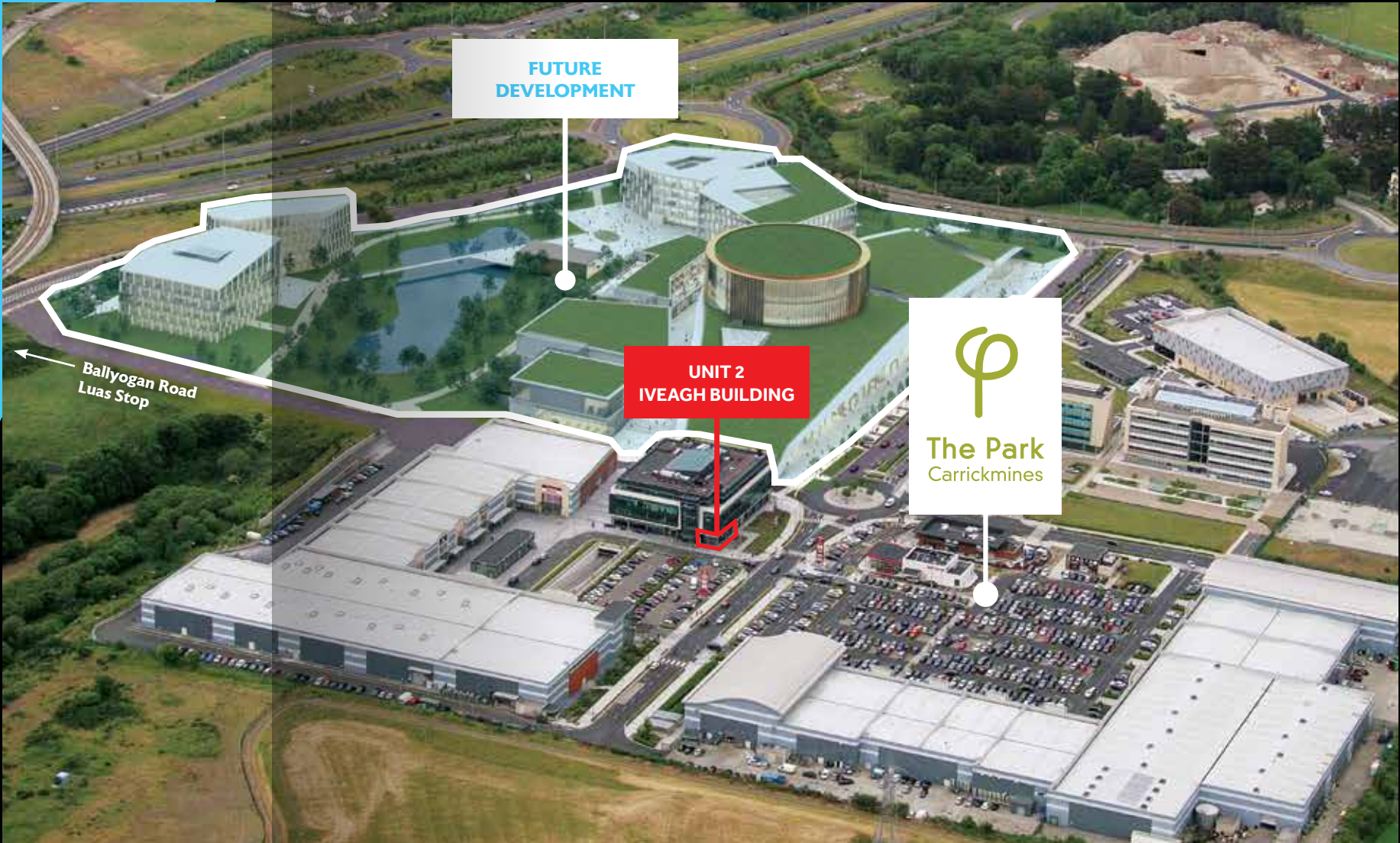
The property benefits from extensive surface car parks and is located beside the main vehicular entrance to the existing retail offering at Carrickmines.

A 600,000 sq ft extension to Carrickmines is currently proposed and will comprise: retail warehousing, neighbourhood retail, food & beverage outlets, leisure & entertainment space, including a 7-screen cinema, and additional office and multi-family accommodation.

The extension will also provide direct access to the Luas stop at Ballyogan Road.

UNIT 2

FLOOR	SQ M	SQ FT
Ground Floor	81	872



300,000 sq ft
Overall retail space
of existing Carrickmines



220,000 sq ft
Overall office space
of existing Carrickmines



1,065 Car Spaces
Overall car spaces
of existing Carrickmines



2,400 Staff
No. of staff already working in
Carrickmines – scheme + offices



2.98m Cars
Total number of cars visiting
Carrickmines in 2017



5.67m Footfall
Total footfall in
Carrickmines in 2017

POPULATION TRAVEL TIMES

31,351

5 min drive time

172,151

10 min drive time

406,811

15 min drive time

1.9 m

Total Dublin area



LEASE

The subject property is available on a new lease, subject to contract. Rental figure on application.



RATES

We understand that the 2018 rates payable to Dun Laoghaire Rathdown County Council are €8,030.40.



SERVICE CHARGES

The current annual service charge budget is €9,972 inclusive of insurance and exclusive of VAT.

Note: these costs may change for 2019



**BNP PARIBAS
REAL ESTATE**

Mervyn Ellis
mervyn.ellis@bnpparibas.com
087 286 4007



Colin Kavanagh
colin.kavanagh@savills.ie
083 194 0327

DISCLAIMER:

BNP Paribas Real Estate / Savills gives notice that these particulars are set out for general outline only, for the guidance of intending purchasers / tenants and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending purchasers / tenants should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.