

athlone
towncentre

The Leading Midlands Destination

OFFICES

199 - 885 SQ. M. / 2,142 - 9,526 SQ. FT.

OFFICES

FROM 199 - 820 SQ. M.



KEY FACTS



27,990 sq. ft. of office accommodation within 323,000 sq. ft. modern shopping centre.



Athlone is a major urban centre in Ireland's Midlands Region, with a population of 20,000.



Modern mixed development in the heart of the town with over 60 shops, 150 apartments and a medical centre.



Retail Space: 176,452 sq. ft.
Office Space: 27,990 sq. ft.
Residential: 150 apartments



Three storey basement car park approximately 1,200 car parking spaces.



Catchment population of c. 160,000 people within 50km.

LOCATION

Athlone is the largest town in the Midlands region. The town is situated on the River Shannon and the shore of Lough Ree. It has a population of 20,153 people and serves an extensive surrounding hinterland including the towns of Mullingar, Tullamore, Roscommon and Ballinasloe.

Athlone is ideally located 800m from the M6 motor way providing connectivity to Dublin to the East in approximately 1 hour 10 minutes and Galway to the West in approximately 55 minutes. The train station is 400m away and has 13 daily train connections between Athlone and Dublin as well as numerous bus routes.

The main 3rd level institution in the region, Athlone Institute of Technology (AIT), is located in the town centre and has approximately 6,000 full and part-time students. AIT is home to a brand new €10m International Athletic Arena which opened in 2013 and has hosted many national and international athletics events.

Athlone is the regional centre for a large number of state-run and semi-state-run organisations. The Department

of Education, State Examinations Commission, Revenue Commissioners, Athlone Training Centre, Bus Éireann and Iamród Éireann all have bases in the town. Over 33 international employers are located in The Midlands Region employing over 4,200 people. Major employers include; Coviden, Utah Medical, Jazz Pharmaceuticals, Ericsson and Alkermes among others.

In addition to its role as a thriving shopping and business hub, Athlone is a popular tourism and cultural destination with many galleries, golf courses, water sport facilities and historical sites in the area. The Athlone to Mullingar Cycleway as part of the Dublin to Galway Greenway opened in October 2015.

Athlone Town Centre is a modern mixed use development completed in 2007. The scheme is anchored by Marks & Spencer and includes 176,452 sq. ft. of retail space on two levels over a three storey basement car park with approx. 1,200 car parking spaces. There is an additional 27,900 sq. ft. in external offices and other commercial space including the offices adjoining the shopping centre.

OFFICES

In addition to the retail element of the scheme there is an array of commercial opportunities which would suit a wide range of business uses, providing the perfect working environment for any potential occupier in Athlone Town Centre. Units are in a shell and core specification but will be brought to a Landlord specification and suites can be provided from 199 sq. m. (2,142 sq. ft.) creating a perfect opportunity for any tenant to establish themselves among the many national and international occupiers in the heart of the midlands. There are three basement car parking levels providing approximately 1,200 car spaces. On-site and adjacent amenities include;



CAFÉS

Starbucks, Costa Coffee, The Corner House Bistro, Savoury Fare, The Station House and A Slice of Life



RESTAURANTS

The Fatted Calf, Thyme Restaurant, Hatters Lane Bistro, Kin Khao and The Left Bank Bistro



PUBS

Sean's Bar, The Castle Inn, The Snug, Gertie Brownes and The Piano Bar



SHOPS

Variety of shops to choose within the 323,000 sq. ft. Athlone Town Centre development such as H&M, Zara, Next and Marks and Spencer



HOTELS

Sheraton Hotel, Radisson Hotel, Hodson Bay Hotel, Athlone Springs Hotel



MAJOR LOCAL EMPLOYERS

The Department of Education, State Examinations Commission, Revenue Commissioners, Athlone Training Centre, Bus Éireann, Iarnród Éireann, Ericsson, KCI and Teleflex Medical.

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- 1 ONE CITY QUARTER
- 2 SELF CONTAINED OFFICE
- 3 CIVIC SQUARE OFFICES
- 4 8-10 MARDYKE STREET
- 5 GLEESON STREET



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