

Royal Canal Park



ROYAL CANAL PARK

Pelletstown, Dublin 15

Retail Offices





ROYAL CANAL PARK

Royal Canal Park is a new mixed use development by Ballymore Properties c. 3 miles from Dublin's city centre. The scheme incorporates c. 1,500 residential units alongside retail, offices, creche and leisure facilities.

Conveniently located in Pelletstown, the scheme has easy access to both the city centre and M50 motorway via the Navan Road. Ashtown train station is a short walk from the development and there is ample parking on site for retail units. The scheme not only caters for the existing residents but there are considerable residential neighbourhoods within 10 minutes drive.

The scheme is creatively designed and will boast a new town square with restaurants, cafes and a mixture of complimentary uses, a narrowboat marina, leisure and offices.

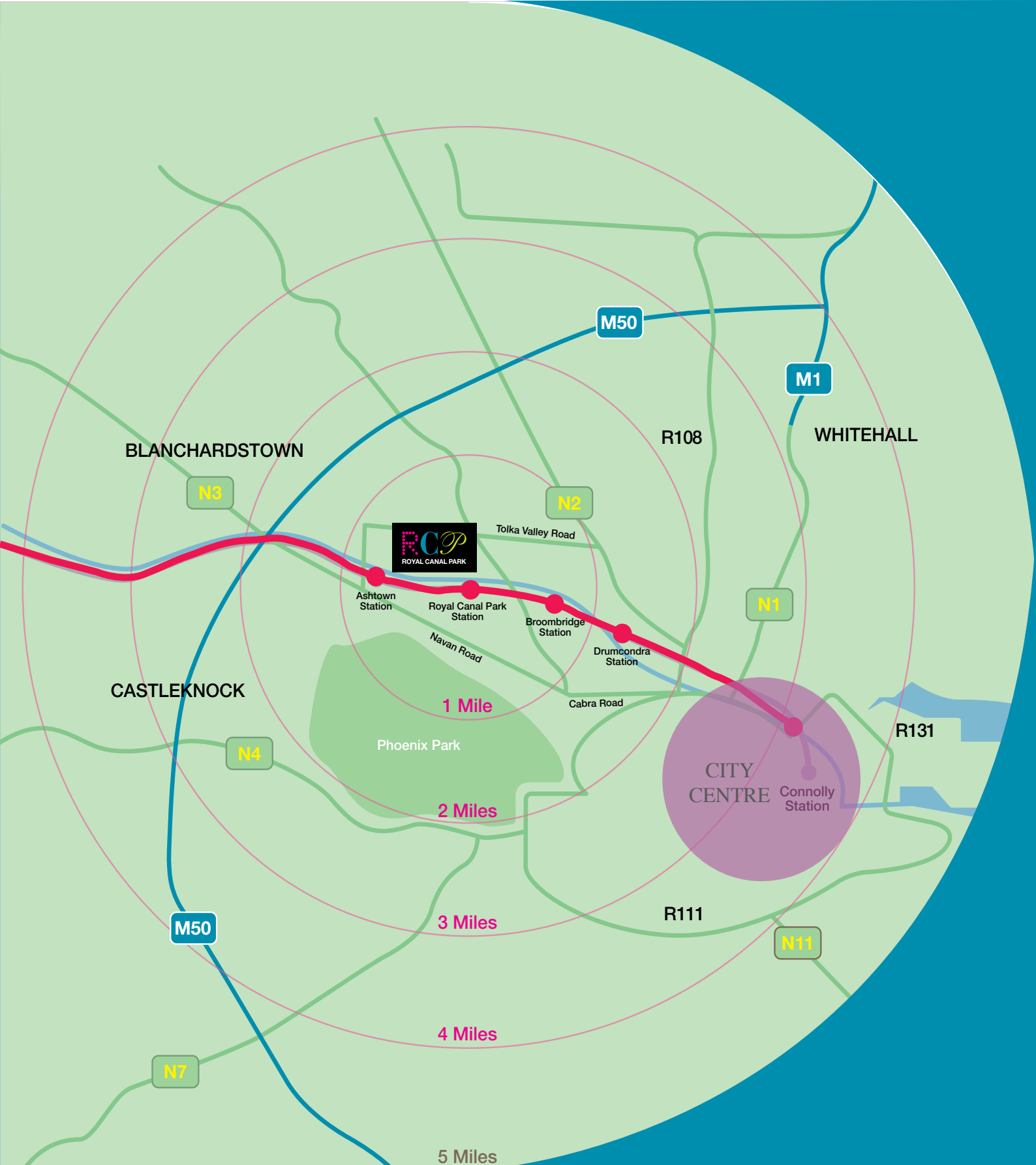
Royal Canal Park comprises of 3 phases, two of which are currently built with ground floor retail. There are units available to let in phases 1 and 2 of varying sizes and will suit a wide range of retail uses.

Location



Location

- Royal Canal Park is situated just three miles from Dublin City Centre, bordered by the Tolka River to the North and Royal Canal to the south.
- Blanchardstown shopping centre is just two miles from the development.
- The area itself is home to scenic canal-side walkways. Phoenix Park is a couple of minutes drive away and there is a planned five-acre landscaped public park under development in the Tolka Valley.



Access

Demographics

Population change 1986 - 2006

within a 5 minute drivetime

| TOTAL POPULATION | AREA | AREA % CHANGE | IRELAND | IRELAND % CHANGE |
|------------------|--------|---------------|-----------|------------------|
| 1986 | 38,856 | – | 3,540,643 | – |
| 1991 | 38,664 | -0.49% | 3,525,719 | – 0.42% |
| 1996 | 40,419 | 4.54% | 3,626,087 | – 2.85% |
| 2002 | 41,197 | 1.92% | 3,917,203 | – 8.03% |
| 2006 | 41,252 | 0.13% | 4,239,848 | – 8.24% |

within a 10 minute drivetime

| TOTAL POPULATION | AREA | AREA % CHANGE | IRELAND | IRELAND % CHANGE |
|------------------|--------|---------------|-----------|------------------|
| 1986 | 7,290 | – | 3,540,643 | – |
| 1991 | 7,418 | 1.76% | 3,525,719 | – 0.42% |
| 1996 | 8,880 | 19.71% | 3,626,087 | – 2.85% |
| 2002 | 9,424 | 6.13% | 3,917,203 | – 8.03% |
| 2006 | 10,252 | 8.79% | 4,239,848 | – 8.24% |



Demographics

- Royal Canal Park is easily accessible by road or rail. The M50 and M1 motorways are minutes away and Dublin airport is within easy reach.
- The train station at Ashtown is just a few minutes walk from the development and journey time to the city centre is just fifteen minutes and eighteen minutes to the IFSC.
- Royal Canal Park is also serviced by the 120 bus route which benefits from the Quality Bus Corridor that runs most of the way to the city centre.
- The proposed Metro North line, which will run to the airport, is planned to stop nearby.

Plans

Schedule of Accommodation

Retail Offices



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