



RETAIL UNITS
TO LET
TRINITY CENTRAL



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RETAIL UNITS **TO LET**

Pearse Street, Dublin 2

TRINITY CENTRAL

LOCATION

Trinity Central represents a prime opportunity for retailers to locate in a vibrant mixed use development in the City Centre with direct access to Pearse Street Mainline and DART Station, approx. 9.3 million passengers use the station on an annual basis.

Located on Pearse Street Trinity Central has extensive street frontage and will be a landmark building in the area. The development is located beside Trinity Student accommodation and within easy reach of Trinity College and the large surrounding office and residential populations of the IFSC, Grand Canal Square, Merrion Square and the City Centre. The Chartered Accountants of Ireland new head office is also located immediately opposite the development.



SPECIFICATION

The units will be handed over in a developers shell specification with services provided to a point for the tenant fit out. A shop front will be included.

TERMS

The units are available to let on new 25 year leases with 5 yearly rent reviews.

SERVICE CHARGE

The tenants will be responsible for contribution to service charge for upkeep and maintenance of the common areas.

RATES

The tenants will be responsible for Local Authority rates for their demised area.

INSPECTION

Strictly by prior appointment with the sole agent.



DESCRIPTION

The development comprises of an 13,892 sq.m / 149,532 sq.ft mixed retail, office and educational development over 8 floors. Trinity College will occupy 5,519 sq.m / 59,406 sq.ft of the building as offices and research facilities with a further 5,896 sq.m / 63,464 sq.ft of office accommodation.

There is a direct connection to Pearse Street Station via escalators to the north and south bound tracks offering a convenient entrance and exit for commuters using DART and Mainline trains. The retail units front onto a spacious and high quality designed central concourse through which rail passengers can access the station.

ACCOMMODATION SCHEDULE

UNIT A	79 sq.m	850 sq.ft	UNIT E	135 sq.m	1,453 sq.ft
UNIT B	119 sq.m	1,281 sq.ft	UNIT F	146 sq.m	1,572 sq.ft
UNIT C	111 sq.m	1,195 sq.ft	UNIT G	121 sq.m	1,302 sq.ft
UNIT D	121 sq.m	1,302 sq.ft	UNIT H	106 sq.m	1,141 sq.ft