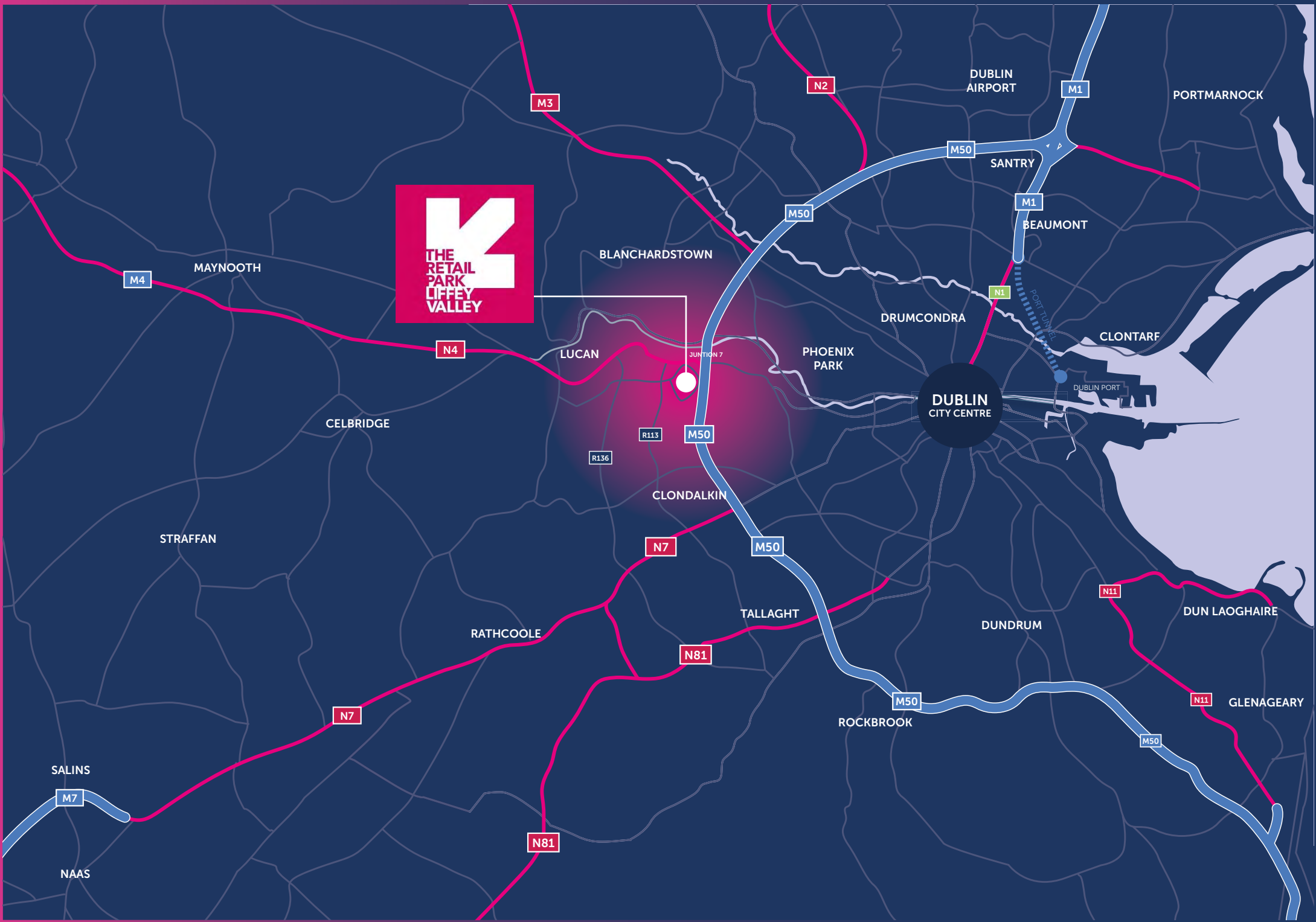




VIBRANT RETAIL PARK





**THE
RETAIL
PARK
LIFFEY
VALLEY**

BLANCHARDSTOWN

LUCAN

JUNCTION 7

R113

R136

CLONDALKIN

N7

N81

RATHCOOLE

TALLAGHT

ROCKBROOK

N81

DUBLIN AIRPORT

PORTMARNOCK

SANTRY

BEAUMONT

DRUMCONDRA

PHOENIX PARK

DUBLIN CITY CENTRE

CLONTARF

DUBLIN PORT

PORT TUNNEL

MAYNOOTH

CELBRIDGE

STRAFFAN

SALINS

NAAS

DUNDRUM

DUN LAOGHAIRE

GLENAGEARY

LOCATION



Located
just off the N4
Sligo / Galway
Road to the west
of Dublin City



Situated
close to Junction 7
of the M50
Motorway



Approx.
10 minute drive
time to Dublin
City Centre



**Catchment
population**
of 461,000 people
(Census 2016)



Adjacent
to the prominent
Liffey Valley
Shopping Centre



**Numerous
bus routes**
to Dublin City Centre
and surrounding
suburbs



**Neighbouring
occupiers**
include B&Q &
Tesco's largest
store in Ireland





Liffey Valley

THE RETAIL PARK LIFFEY VALLEY

B&Q



DESCRIPTION

19,000 SQ. M

204,095 sq. ft of retail warehouse accommodation

12

Retail Warehouse units and a drive thru

550

Free surface car parking spaces

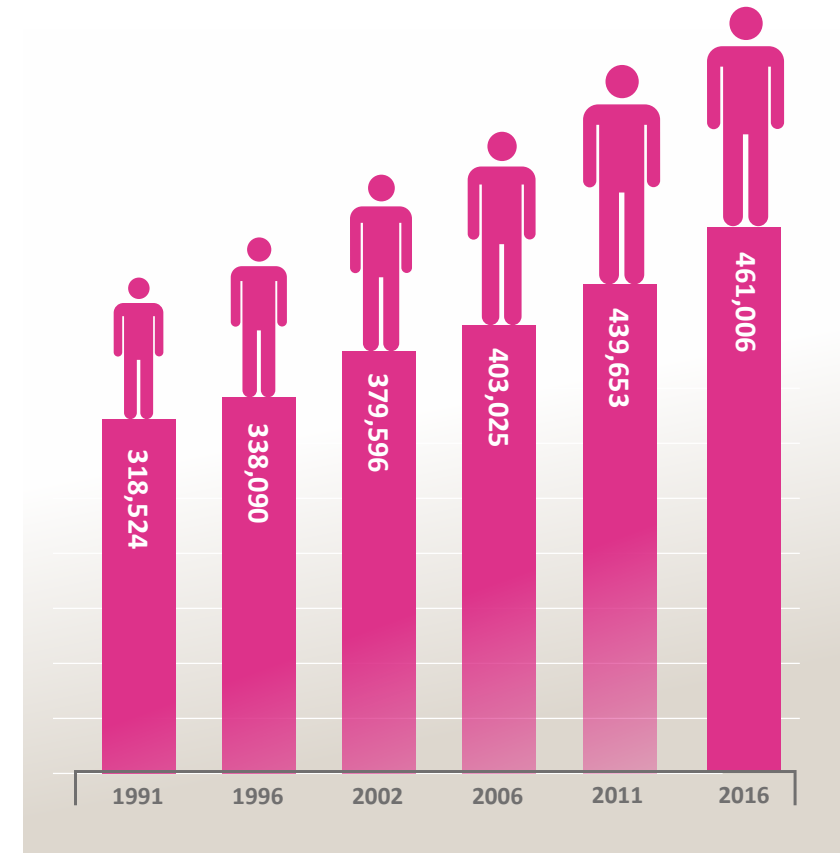
OTHER RETAILERS



CATCHMENT/DEMOGRAPHICS



POPULATION GROWTH



Catchment population of 461,000 people (Census 2016)



Catchment population increase 4.36% (between Census 2011-2016)



Over 173,000 houses as of 2016



56.6% of the catchment are in employment, above national average of 50%



The Range

Garden Centre

Home
Garden
Pet

Home
Garden
Pet

Entrance

Exit

THE RANGE



16TD-30292

05-KE-1060

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

181-KE-3770

Paddy Connolly
4x4
Call 0800 400 400

1051

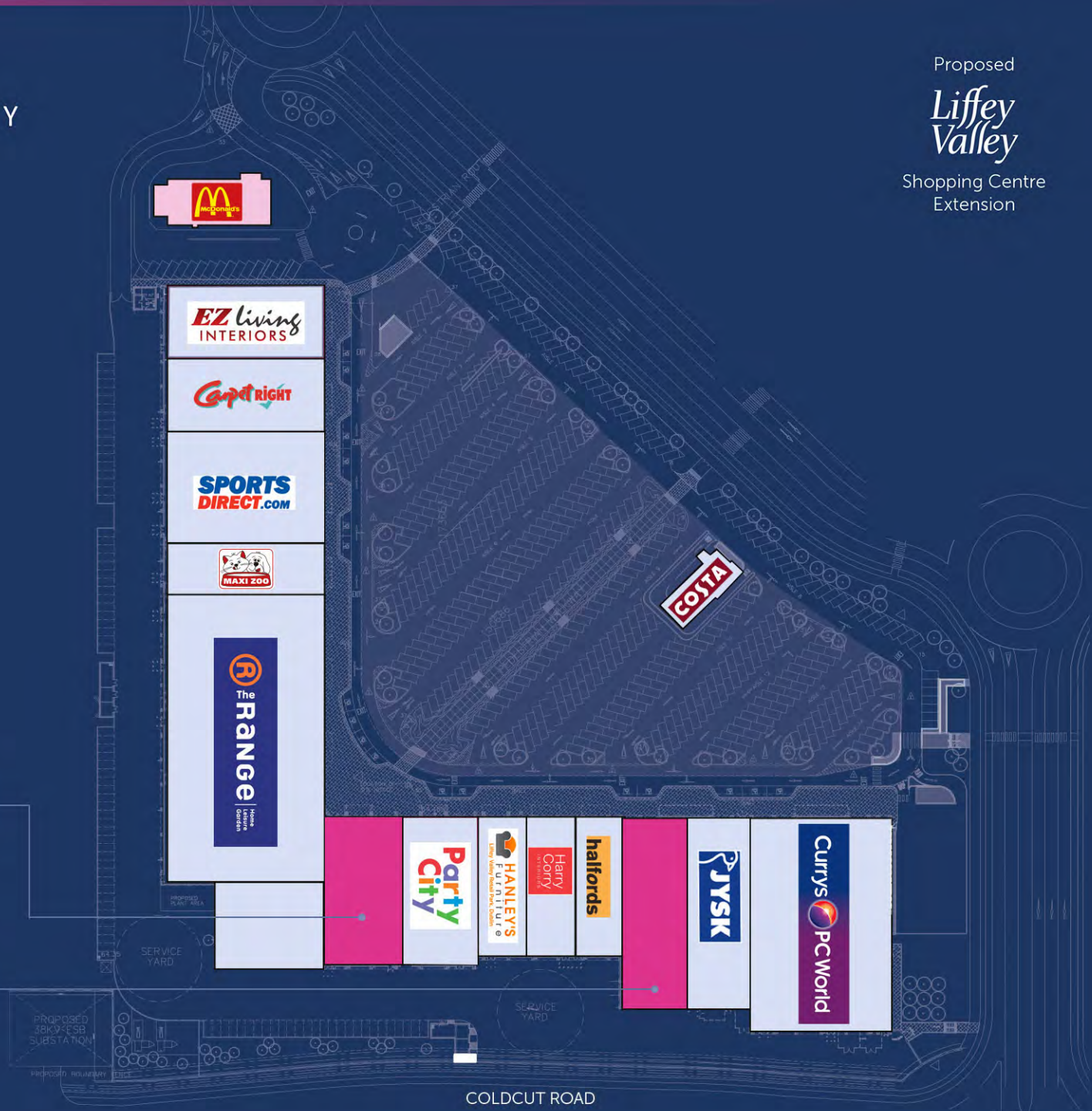
06-1

OPPORTUNITY

Proposed
Liffey Valley
Shopping Centre
Extension

Unit 9A
To Let
9,975 ft² (GF)
+ 8,700 ft² (Mezz)

Unit 14B
To Let
10,721 ft²



COLDCUT ROAD



CONTACT



Tel: 01 6477900
www.bannon.ie

Hambleden House,
19/26 Pembroke Street Lower,
Dublin 2

James Quinlan
+353 (1) 6477900
jquinlan@bannon.ie
PSRA: 001830-002130

Ali O'Gorman
+353 (1) 6477900
aogorman@bannon.ie
PSRA: 001830-009855

These particulars are issued by the agents on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, the agents, for themselves and for the vendor/lessor whose agents they are, give notice that – (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither the agents nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU0047010 © Government of Ireland.

