



# For Sale/To Let

- Shops
- Restaurants
- Cafés
- Leisure



**CENTRAL PARK**  
LEOPARDSTOWN  
CO. DUBLIN

## LOCATION

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Central Park is a vibrant mixed use development of office, shops, apartments and a Hotel in Leopardstown, Dublin 18. It has its own dedicated LUAS Stop that opened in October 2010 that services both Central Park and neighbouring South County Business Park to which Central Park is directly linked. The scheme is also well serviced by numerous bus routes. In addition the location benefits from being only a two minute drive from the M50 (junction 14) giving ease of access to all surrounding regions. Central Park is one of the best served locations in South Dublin with both excellent road and public transport networks on its door step.

## DESCRIPTION

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Central Park boasts a superb contemporary design coupled with internationally renowned commercial occupiers such as Vodafone, Merrill Lynch, Tullow Oil and Ulster Bank in situ. There are also some 281 apartments within the scheme. Bewleys Hotel is another high profile occupier within Central Park. There are a select number of retail, leisure and restaurant opportunities available within this landmark development that are suitable for a wide variety of uses and will service both the residents in South County and Central Park.

The LUAS green line bisects both developments and there is pedestrian/cyclist access to both South County and Central Park from the Central Park LUAS stop. Office occupiers such as Microsoft, Trintech, Icon, MSD Human Health and Fannin Health Care and Marketing Institute currently occupy South County and there is an approximate target population of 10,000 employees and residents for South County and Central Park combined.

There is ample car parking provided to those seeking to utilise the retail/commercial elements of Central Park with approx 2,500 car spaces in total serving the entire scheme.

## RETAIL / COMMERCIAL

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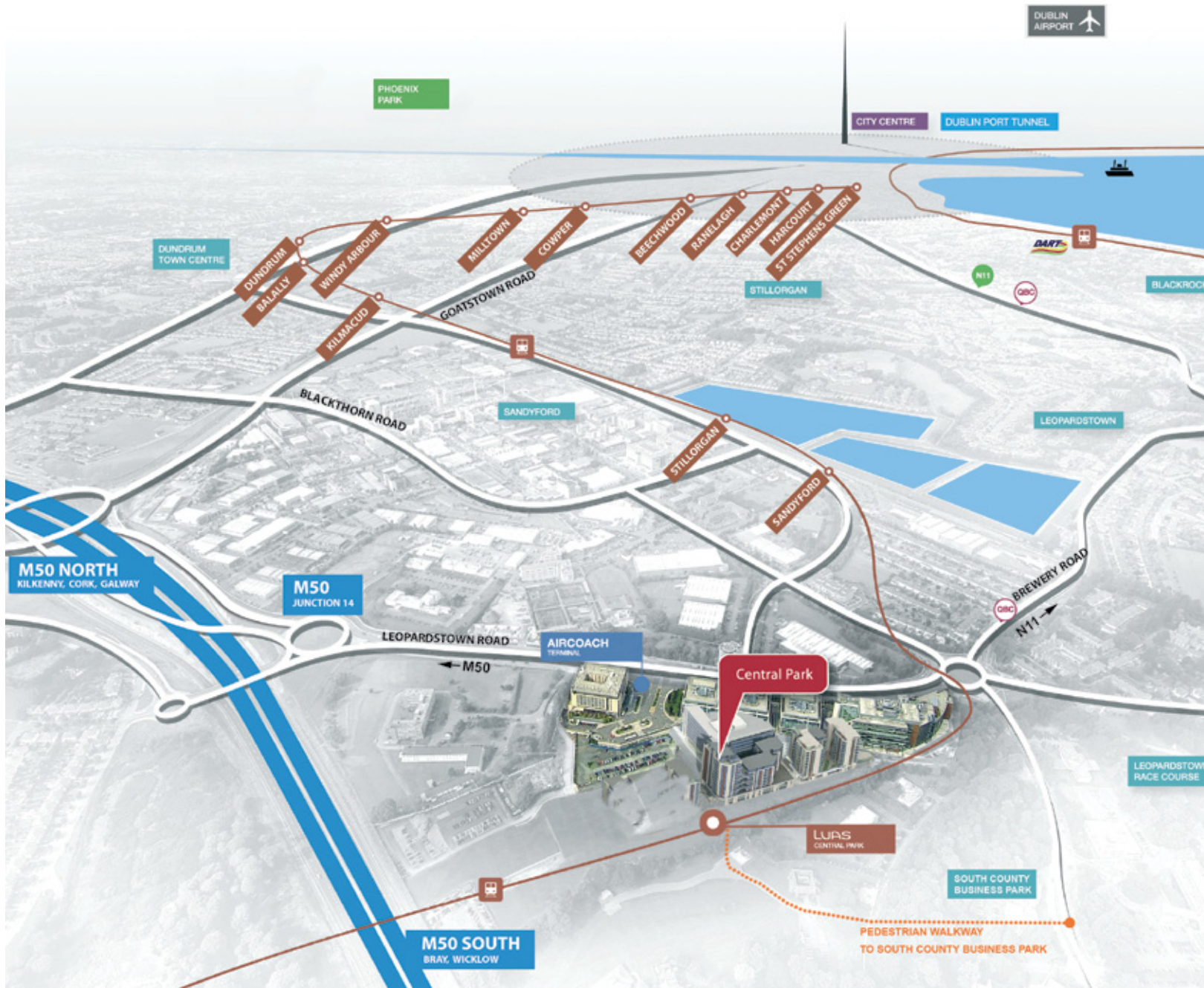
Retail/Commercial opportunities present themselves at street level, some of which can be accessed directly from the LUAS platform giving excellent profile as well as superb convenience for potential customers. Sub division of units and flexible layouts can be accommodated where possible. The location is suitable for a wide range of retail and

commercial uses that will serve to reinforce and cater for the mix of residential (281 apartments) and commercial occupants within Central Park, South County and the surrounding region. Centra, Baan Thai and Munchies Café are currently in occupation providing an established retail base on which potential occupiers can build further complementary service based and convenience offerings.

Giraffe Childcare are also to take occupation of a 418 sq.m. childcare facility together with a dedicated outdoor play area providing a convenient childcare solution to all those living and working in Central Park and the immediate vicinity.







# LUAS

Travel times from Central Park:

DESTINATION	MINUTES
Brides Glen/Cherrywood	17
Sandyford	3
Stillorgan	5
Dundrum	11
Charlemont	22
St. Stephen's Green	30







## PUBLIC TRANSPORT

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Central Park is superbly serviced by public transport in the form of Dublin Bus and the LUAS. Bus routes serving the development include: No's 5, 44, 44B, 44C, 46B, 75, 114, 115, 116, 118.

Central Park has its own Luas station. Luas trams operates at regular intervals providing access from St. Stephen's Green to Brides Glenn.

## SPECIFICATION

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The units have been finished to a standard developers shell specification, incorporating shop fronts with services brought to a point within the units and ready to take tenant's fit-out.

## LEASE TERMS

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Flexible lease terms available.

## RESTAURANT/CAFE

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Restaurant and Café opportunities are also available to serve the growing number of local residents and those working within Central Park and South County Business Park, which has an end target population of approx 10,000 occupants. The site is already home to the much acclaimed and very successful Baan Thai Restaurant, which has traded since 2005 and more recently Munchies have opened.

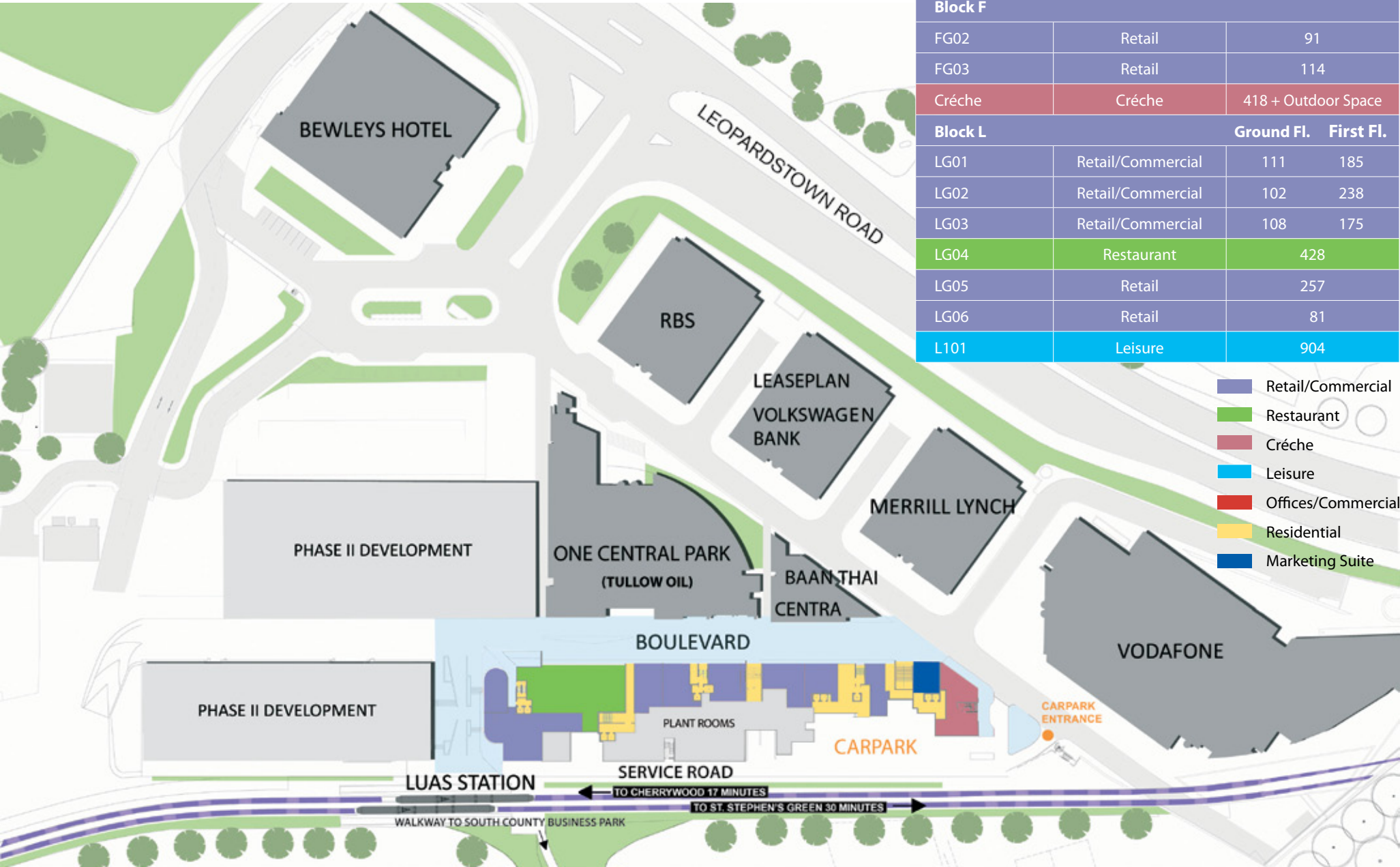
## LEISURE

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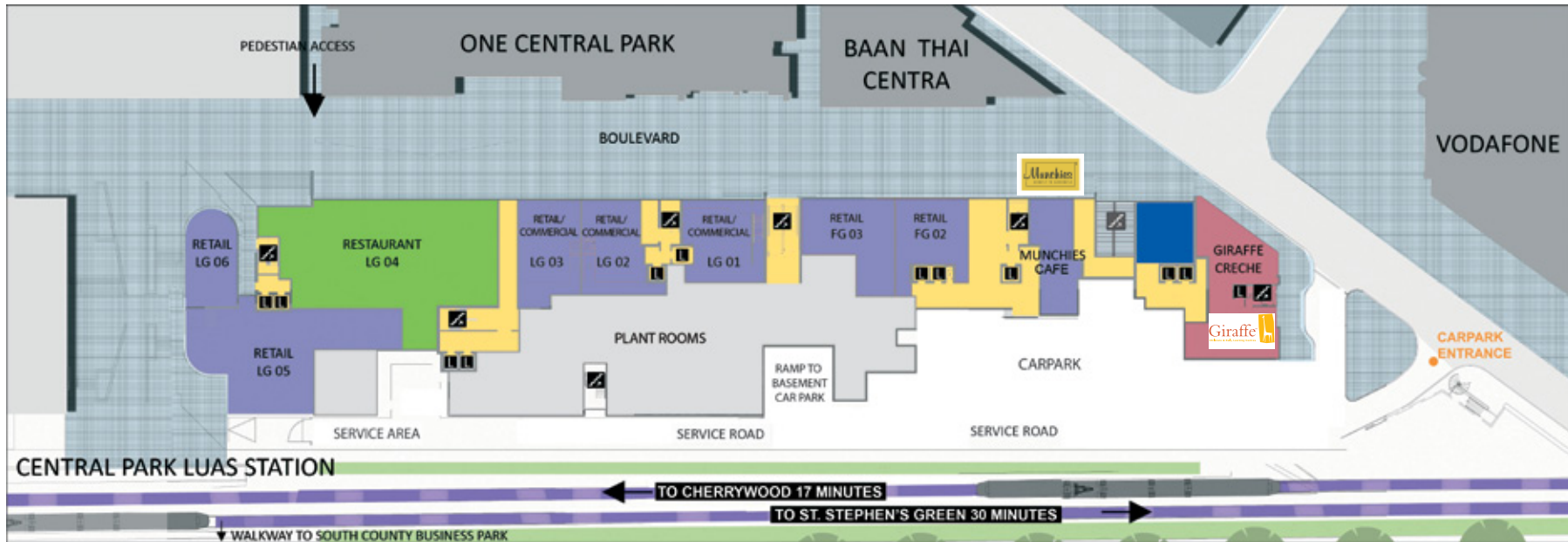
There is a designated leisure opportunity within the development which has been earmarked to provide for the requirements of those within the scheme as well as the surrounding region. Convenient access for customers is well catered for with the provision of excellent public transport servicing the facility. The subject unit also benefits from superb profile to the LUAS Line.



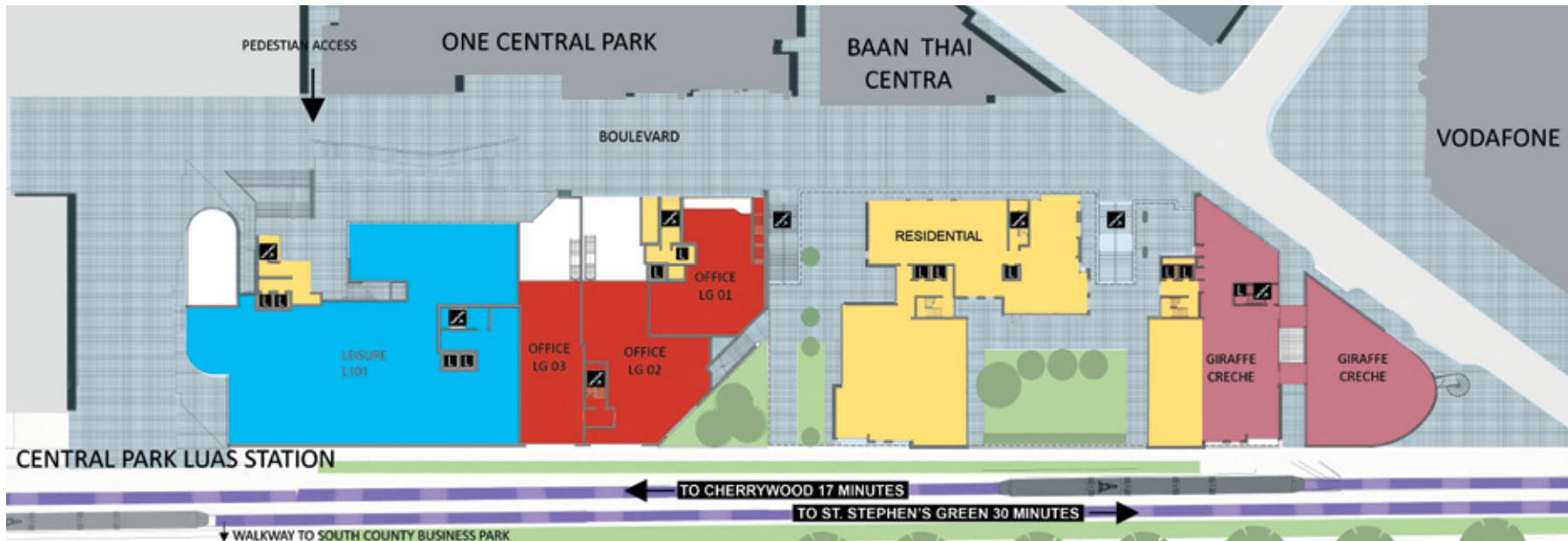
ACCOMMODATION & FLOOR PLANS







Ground Floor Plan



First Floor Plan

## VIEWING

Viewing shall be conducted on a strictly by appointment basis with joint agents HT Meagher O'Reilly & Lisney.

For further information visit  
[www.vantagecommercial.ie](http://www.vantagecommercial.ie)

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