RETAIL UNITS TO LET

Printing House Square, Pearse Street, Dublin 2

› High profile city centre location with excellent accessibility
› 3 retail units ranging in size from 29 sq.m. – 148 sq.m. (312 sq.ft. – 1593 sq.ft.)
› Ground floor at new purpose built student accommodation scheme with 250 units
› Immediately adjacent to Trinity College campus with 17,000 students, 3,000 staff and over 1,000,000 visitors annually
› High volume of passing footfall
Description
The Printing House Square scheme on Pearse Street will comprise of 250 student rooms over a health centre, a disability services centre, a sports centre and three retail units.

Printing House Square will be a new student hub on the edge of Trinity's main campus. This new development along with the new Trinity Business School will reinvigorate the north side of Trinity College and Pearse Street.

The retail units will range in size from approx. 29 sq.m. – 148 sq.m and will be provided in shell condition with high quality shopfront glazing and entrance doors. These retail units present an opportunity for retailers to design a creative space in a unique and prominent city centre location.

Location
These retail units will occupy a high profile location, fronting Pearse Street adjoining one of the entrances to TCD’s College Green campus, in the heart of Dublin City Centre. Grafton Street, Dublin’s premier retail street, is located on the other side of the campus, a 5 minute walk away.

The location will be lively day and night. During the day Printing House Square will be bustling with students from across the campus, huge local workforce going about their daily business and tourists visiting Trinity College. Trinity College Dublin welcomes over one million visitors annually and is home 3,000 staff and 17,000 students. It is one of Ireland’s foremost visitor attractions. There is also a thriving nightlife with Public Houses such as Doyle’s, Mulligans and J.W. Sweetman all within 300 metres and Temple Bar just around the corner.

The units have good access to public transport with multiple Dublin Bus routes close by. Tara Street DART station less than a 5 minute walk away and Trinity Luas stop 200 metres away.
Planning
Units are available as under general retail permission. Incoming tenants will have to apply for permission for signage etc.

Lease Terms
Available on new FRI lease

Services
The services included at Substantial Completion to the retail units will be metered water supply and drain. Fire alarm detection (single head) in smaller retail units and 2 heads in larger units. Ducts in external walls to facilitate other utilities (gas and electrical)

Availability
Target availability Q4 2019

BER Details
Provisional BER Rating: A2

Accommodation

<table>
<thead>
<tr>
<th>Unit</th>
<th>Area Sq. Metres</th>
<th>Area Sq. feet</th>
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<tbody>
<tr>
<td>Unit 1</td>
<td>148.7</td>
<td>1,601</td>
</tr>
<tr>
<td>Unit 2</td>
<td>35.4</td>
<td>381</td>
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<tr>
<td>Unit 3</td>
<td>291</td>
<td>313</td>
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Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.
Contact
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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.