



Nutgrove Centre

Nutgrove Avenue, Rathfarnham, Dublin 14



Key Benefits

- Prime retail space in premier South Dublin location
- Trade alongside Lidl, Homestore and More & Pat McDonnell Paints
- New leases available
- Excellent profile, access and surface car parking

Description

Nutgrove Centre, Rathfarnham is situated in a prime location on Nutgrove Avenue, adjacent to Nutgrove Shopping Centre and Nutgrove Retail Park. The 2 remaining units range in size from approximately 392 sq m (4,219 sq ft) to 801 sq m (8,622 sq ft) and suitable for a variety of uses, subject to planning permission where applicable. The scheme benefits from excellent profile on to Nutgrove Avenue and is accessed via Meadow Park Avenue, adjacent to the Rathfarnham Fire Station. The frontage on to Nutgrove Avenue has been significantly improved recently to avail of the significant passing traffic.

The recently developed scheme is home to Lidl, Homestore and More and Pat McDonnell Paints.

Contacts

Niamh Sheahan
t: +353 1 618 5576
niamh.sheahan@cbre.com

Florence Stanley
t: +353 1 618 5732
florence.stanley@cbre.com



Location

Nutgrove Centre is located in the heart of Rathfarnham, one of South Dublin's principle suburban areas, a well established trading area, 5km from Dublin's city centre and within easy access of the M50 motorway. Areas such as Churchtown, Templeogue, Terenure and Ballinteer are all adjacent to Rathfarnham with large populous areas.

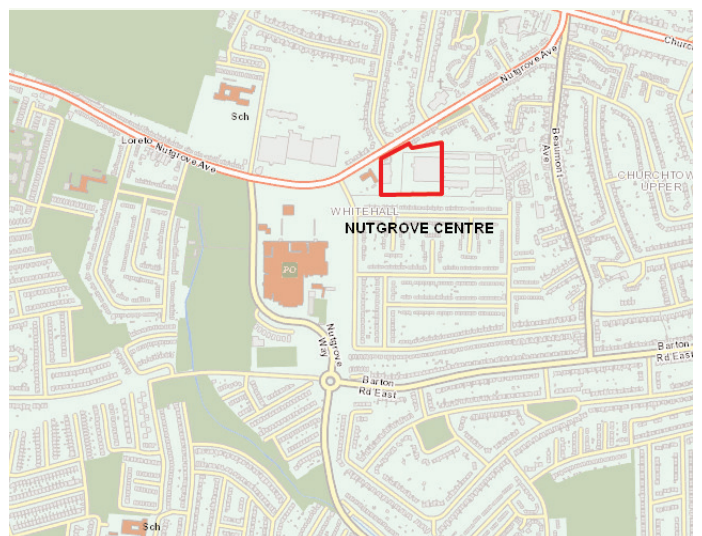
The Nutgrove area has the reputation as the premier location in South Dublin for good value shopping especially in groceries and homewares. Nutgrove Centre itself has a strong trading history originally being the location for Homebase and Harvey Norman, before their re-location into Nutgrove Retail Park to facilitate the re-development of Nutgrove Centre.

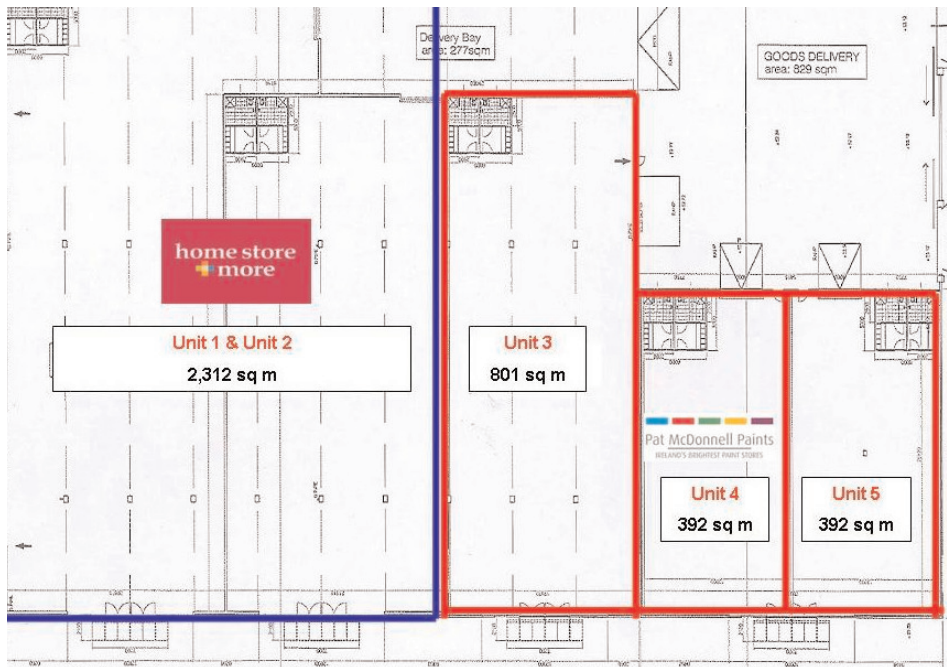
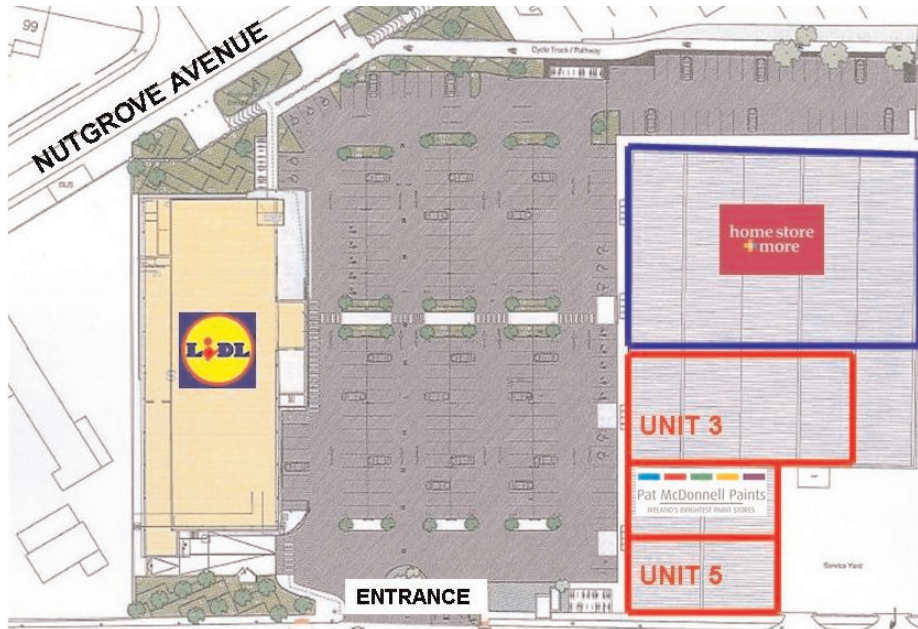
Rathfarnham has seen unprecedented growth in recent years having extended into the wider hinterland incorporating many new residential developments which has in turn allowed a younger population return to this attractive suburb.

The Nutgrove Centre is located on Nutgrove Avenue with a prominent profile onto this main thoroughfare, serviced by no less than 6 bus lines to both local areas and many parts of Dublin with Windy Arbour Luas stop close by.

The adjacent schemes, between them host brands such as Tesco, Dunnes Stores, Argos, Boots, Penneys, MacDonalds, Homebase, Harvey Norman, Aldi, Harry Corry, Energie Fitness and many others. This critical mass will attract retailers and shoppers alike. The remaining units are an attractive option for retailers looking to locate or potentially upgrade into a prime South Dublin location.

Please note a demographic study has been undertaken which is available upon request.





Zoning

The scheme is zoned objective DC “to protect, provide for and improve mixed use district centre facilities” under the Dun Laoghaire / Rathdown Development Plan 2010 - 2016.

The scheme would be suitable for a variety of uses, subject to the necessary planning permissions.

Car Parking

The scheme overlooks directly onto the dedicated surface car parking for the development. We understand that there are approximately 235 car parking spaces on site and there is an additional 1,650 spaces between the two adjacent schemes, Nutgrove Shopping Centre and Nutgrove Retail Park.

Accommodation

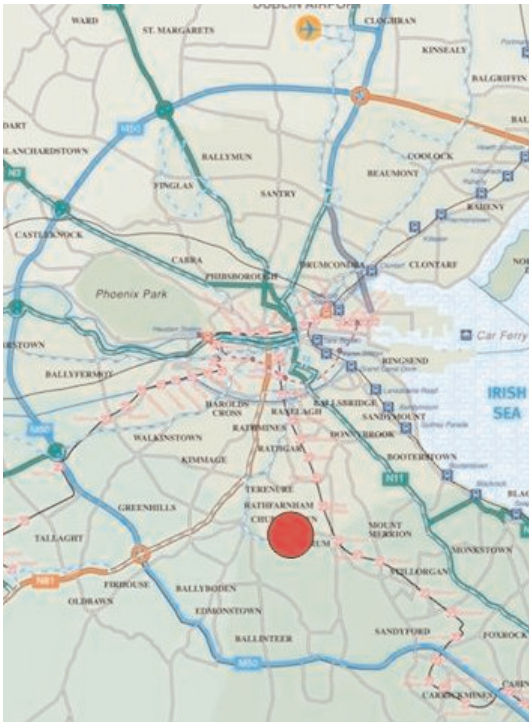
The approximate floor areas are as follows:

Building		Sq M	Sq Ft
Building 1			
Lidl		1,858	20,000
Building 2			
Units 1 & 2	(Homestore & More)	2,265	24,700
Unit 3	(Available)	801	8,622
Unit 4	Pat McDonnell Paints	392	4,220
Unit 5	(Available)	392	4,220
Total		5,708	61,762

(Please note that all areas stated are approximate only on a GIA (Gross Internal Area) basis and are subject to final joint measurement. Please note SPP for certain uses).

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Lease Terms

There are new long term leases available on each unit.

Viewing

Strictly by appointment.

Rent

Available upon request.

Service Charge

Available upon request.

BER Certificate

BER Cert: G

BER Number: 800191967

Energy Performance Indicator: 1564.93 kgCO₂ /m²/yr7.69

(Additional BER Certs available upon request)

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