

TO LET



NEIGHBOURHOOD CENTRE, STATION ROAD, NEWBRIDGE, CO. KILDARE

HIGH PROFILE RETAIL & OFFICE UNITS

JORDAN 

HIGH PROFILE RETAIL & OFFICE UNITS

LOCATION:

Newbridge is one of the largest towns in Co. Kildare with a population of approximately 25,000 people and a strong reputation as a busy commuter town for the City. It is situated just off the M7 Motorway at Junction 10 or 12 and has developed into a significant regional retail and service centre servicing not just Kildare but also parts of Laois and Carlow.

A major strength for Newbridge and the surrounding area is its excellent connectivity with the Capital only 24 km south west of the M50, along with the bus route and an excellent commuter rail service to the City either Heuston Station or Grand Canal Dock. The town is arguable one of the strongest commercial centres in Co. Kildare with a very strong retail offering attracting visitors from a large catchment area with such retailers as Penneys, TK Maxx, Woodies, DID Electric, Newbridge Silverware, Courtyard Shopping Centre, Home Store & More and Whitewater Shopping Centre one of Ireland's largest regional shopping centres outside of Dublin with 70 plus retailers, cafes, restaurants and cinema.

The area has a strong employment base with notable employers including Pfizer Pharmaceuticals, Kerry Foods, Department of Defence, Bloodstock Industry, Lidl Regional Distribution Centre, Bord na Mona, Lily O'Brien's Chocolates, Oral B along with many large Business Campuses within ½ drive including Momentum Business Park, Greenogue, Park West and City West to name but a few.

Local amenities include GAA, rugby, soccer, athletics, hockey, swimming, leisure centres, gyms, horseriding, golf and horseracing in the Curragh.

Newbridge Town Football Club and Sarsfield GAA Club are adjacent to the property along with the Hawfield GAA Grounds and St. Conleth's Park – Kildare's County Park closeby.

Overall Newbridge is a highly sought after destination for families working locally or commuting to the City. It combines a fast rail access, substantial shopping facilities, sizeable employment base and good local services and amenities making it an attractive location for both families and professionals.

Adjoining developments include: Cornelscourt, The Meadows, Station Walk, Roseberry Hill, White Oaks, Rosconnell, Pierce Lodge, Piercetown, Lakeside Park, Dara Park, Sarsfield Drive, Great Southern, College Farm along with a substantial residential development planned for the northwestern quadrant of Newbridge.



DESCRIPTION:

The development occupies a prominent position on the Station Road on a very busy traffic corridor directly opposite the Newbridge Train Station. This purpose-built commercial neighbourhood centre occupies a strategic gateway location serving both local residents and a significant daily commuter population travelling into Newbridge or taking the train to Dublin.

The main anchor is a Centra Convenience Store and the development has an additional 8,000 sq.ft. of commercial space arranged over 2 levels. On the ground floor there are 4 retail units each approximately 1,050 sq.ft. and on the first floor there are 4 office suites extending to approximately 936 sq.ft. each. The units are highly visible on the Station Road with extensive road frontage and ample carparking for customers.

The ground floor retail accommodation is well suited to a wide range of neighbour and convenience uses including café, food, beverage, financial services, beauty and wellness and professional services. Large shop front glazing and direct frontage onto the Station Road provide excellent visibility and branding opportunities.

The first-floor accommodation offers flexible office space suitable for professional services, co-working operators, technology businesses, financial services and commuter oriented enterprises seeking proximity to the Capital benefitting from lower occupational costs.

The combination of transport-oriented footfall, strong roadside visibility, dedicated parking and flexible accommodation creates an attractive environment for both retail and office occupiers.

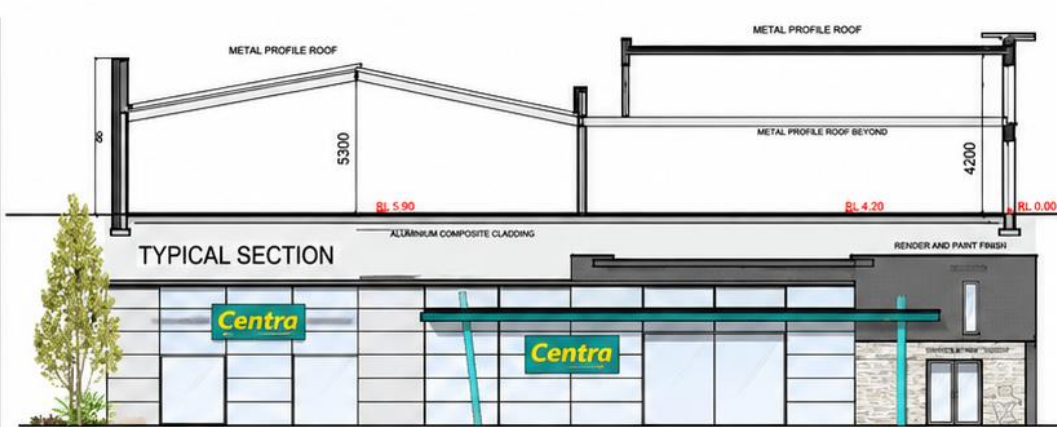
The mix of convenience, retail and professional office uses supports a substantial neighbourhood centre model providing essential local services while benefitting from the substantial commuter activity generated by the adjacent train station.

Going forward we understand there are plans for considerable residential development to the Northwest Quadrant, within close proximity to the Neighbourhood Centre.



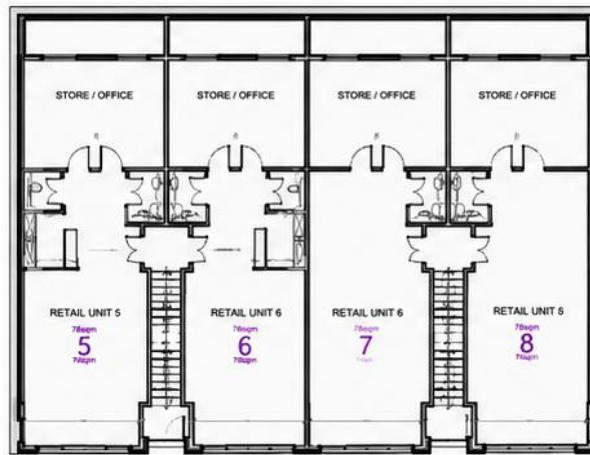


GROUND FLOOR PLAN



TYPICAL SECTION

SIDE ELEVATION - A - CAR PARKING



FIRST FLOOR PLAN



FRONT ELEVATION

SCALE 1:100 @ A3
0 1 2 3 4 5m

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SURVEYING
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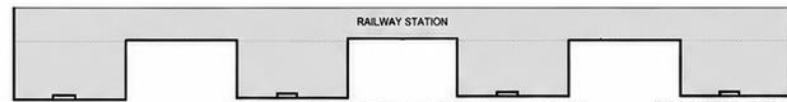
Project
MERIDIANO SHOP CENTRE
STATION ROAD, HUNTINGDON
DEVELOPMENT

SHOP UNITS & RETAIL UNIT
PLANS, ELEVATIONS & SECTION

ANDREW CROSS

SEP 2022 1:100 @ A3

AC 102 REV



DEPT. OF DEFENCE

CAR PARKING SCHEDULE

43NO. SPACES FOR SHOP UNITS

CC CAR CHARGING POINTS

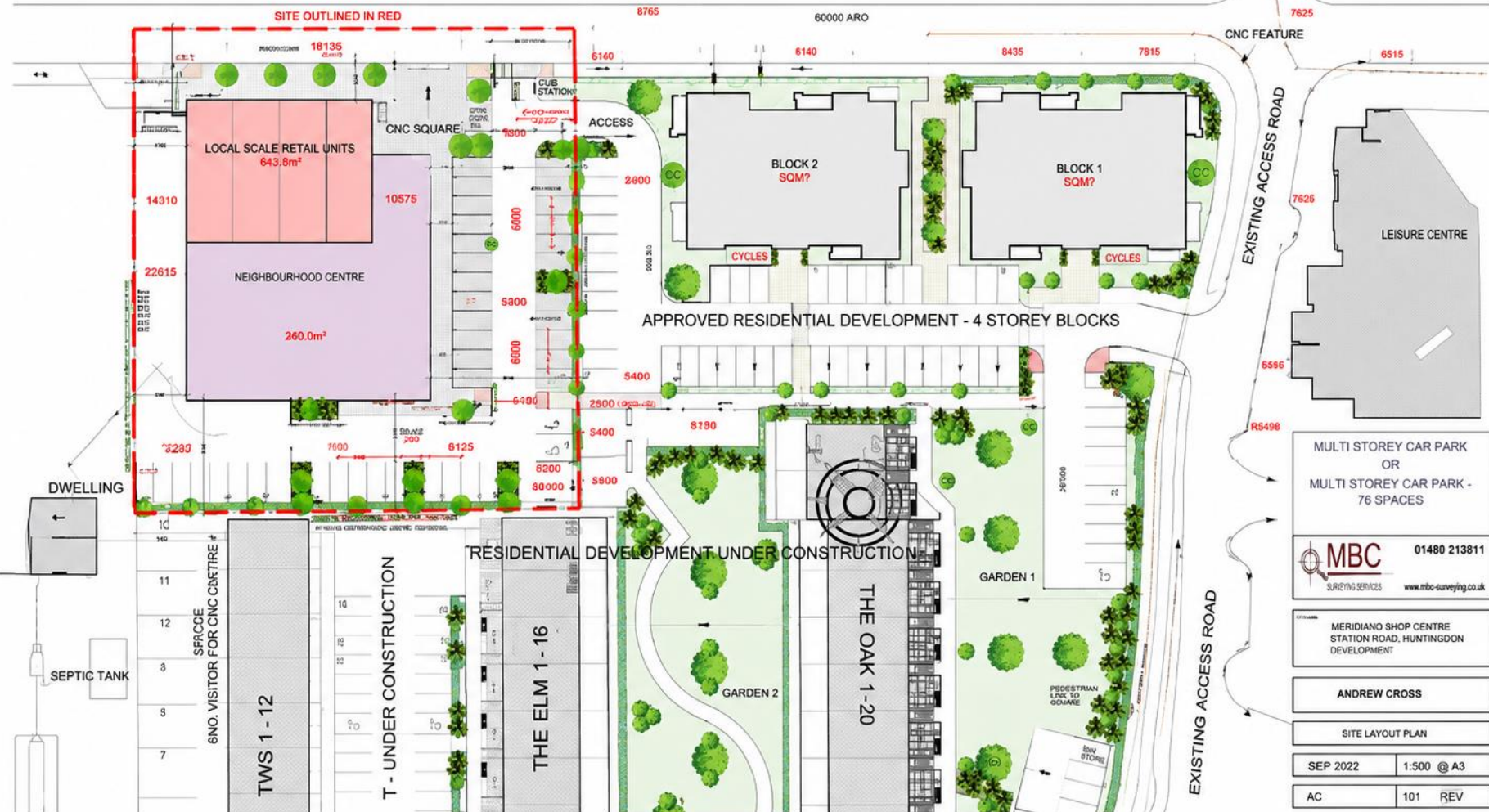
RAILWAY STATION CAR PARK

legend

PLANTING SCHEDULE

- | | |
|-----------------------------------|-------------------------------------|
| AC Acer campestre | CA Cornus alba 'Elegantissima' |
| AR Anonyssus reliefus | CS Chelysia ternata |
| BE Betula pendula | GR Viburnum x bodnantense 'Dawn' |
| CA Carpinus betulus | LA Lavandula angustifolia |
| PR Prunus avium | PH Philadelphus 'Manteau d'Hermine' |
| PY Pyrus calleryana 'Chanticleer' | PM Prunus laurocerasus |
| QE Quercus robur | RO Rosmarinus officinalis |
| UL Ulmus 'New Horizon' | VO Viburnum opulus |

- select paving
- grass
- mature/planted tree for species see list below
- tree planting



MULTI STOREY CAR PARK
OR
MULTI STOREY CAR PARK -
76 SPACES

MBC 01480 213811
SURVEYING SERVICES www.mbc-surveying.co.uk

MERIDIANO SHOP CENTRE
STATION ROAD, HUNTINGDON
DEVELOPMENT

ANDREW CROSS

SITE LAYOUT PLAN

SEP 2022	1:500 @ A3
AC	101 REV



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