



SWAN

RATHMINES





STRATEGICALLY LOCATED



Located in
the Heart of
Rathmines.



3 kilometres
south of the
City Centre



Easily
accessible
from all major
transportation
links



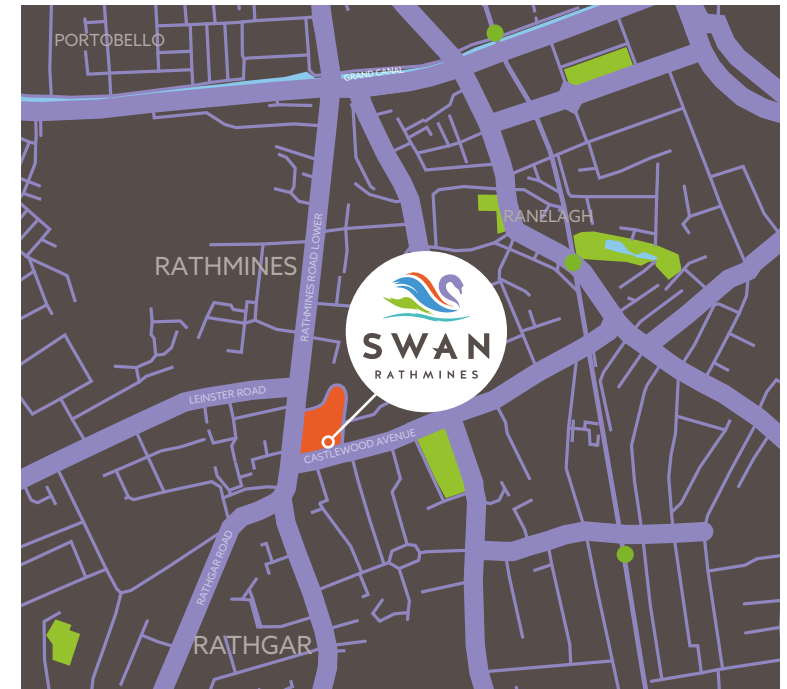
Luas
Stations at
Ranelagh and
Beechwood
within 10
minutes walk



20 minutes'
walk from
the City
Centre



199,766
people within
a 2 mile
catchment
area*



CATCHMENT & DEMOGRAPHICS

- 84,000 affluent A and B profile catchment within 2 mile radius
- 47% of 2 mile catchment aged between 20-39
- 26,747 students within a 2 mile radius

*Ref: one-eighty-degrees



KEY FACTS

- C. 16,000 sq. m (173,000 sq. ft) of Retail & Leisure Accommodation
- 50 Shops
- 8 Screen Omniplex Cinema
- 327 Underground Car Parking Spaces

- Anchored by Dunnes Stores and Omniplex

**DUNNES
STORES**

OMNIPLEX



GROUND FLOOR UNITS

CASTLEWOOD TERRACE

- AVAILABLE UNITS
- TERMS AGREED
- UNDER OFFER
- IN LEGALS



- A Hale Vape
- B Bubble & Squeak
- C Image Express

BER B3 D2



CASTLEWOOD TERRACE

- AVAILABLE UNITS
- TERMS AGREED
- UNDER OFFER
- IN LEGALS



CASLEMWOOD AVENUE

LOWER RATHMINES ROAD

Without prejudice.
Subject to contract/contract denied.
For discussion purposes only.
Not to scale.

TENANTS INCLUDE

**DUNNES
STORES**

OMNIPLEX

HOLLAND & BARRETT
we're good for you

The Art of Coffee



TIGER



Bookstation



**THE
PANTRY**
CAFÉ • BAKERY • DELI



RETAIL OPPORTUNITIES

- Flexible lease terms
- Quoting terms and property costs available on request
- Units G&H – First Floor office/leisure opportunity extending to 138 sq.m (c. 1,485 sq.ft)
- E – 119 sq.m office / retail space



*Ref: one-eighty-degrees



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