

TO LET

PRIME COMMERCIAL OPPORTUNITIES
TESCO, KILBARRY, WATERFORD



FRISBY



The Corner
An Siopa ●
The Centre



SURROUNDING AREA



EXTENSIVE CATCHMENT AREA
Population 20,000+ including residential and commercial



NEIGHBOURHOOD CENTRE
Local amenities - post offices, gyms & dedicated neighbourhood support space



RETAIL
Local and large retail offerings - dry cleaners, food stores and dedicated space for local markets



FOOD & BEVERAGE
Mix of local food and beverage units within walking distance



PUBLIC TRANSPORT
Bus routes via all developments
15 mins to train station
15 mins to bus station



NATURE PARK
5 mins to green link access to Nature Park



KILBARRY AREA
10 min walk to residential developments & amenities



CATCHMENT AREA
POPULATION 20,000+



1,000+ UNITS UNDER CONSTRUCTION



1,000+ UNITS PLANNING GRANTED



ZONED LAND
4,000+ UNITS
FUTURE DEVELOPMENT

KILBARRY AT A GLANCE



EXCEPTIONAL GROWTH

- 102 hectares of residentially zoned land
- 4,000+ new homes planned
- One of Waterford City's largest planned residential expansion areas
- Thousands of existing homes already established within the surrounding neighbourhoods



STRONG EMPLOYMENT CATCHMENT

- Close to SETU (South East Technological University)
- Near to the IDA Industrial Estate
- Near Six Cross Roads Business Park
- Surrounded by established commercial and employment centres



ESTABLISHED COMMUNITY

- Large existing residential population
- Multiple primary and secondary schools nearby
- Regional Sports Centre
- Waterford Nature Park
- Existing retail and community facilities
- Strong family-oriented demographic



STRATEGIC LOCATION

- Prominent position on the Ballybeg Link Road
- Minutes from Waterford City Centre
- Adjacent to Tesco
- Close to Six Cross Roads Business Park
- Immediate access to the Outer Ring Road



PUBLIC TRANSPORT

- Well served by public transport
- Safe pedestrian and cycle connections
- Designed as a walkable neighbourhood centre
- Excellent road access throughout Waterford City



IDEAL OCCUPIERS

- GP & Primary Care
- Dental Practice
- Pharmacy
- Optician
- Physiotherapy
- Hair & Beauty
- Café / Coffee
- Convenience Retail
- Financial & Professional Services
- Fitness & Wellness
- Childcare & Family Services

LOCATION

Kilbarr: A New Benchmark for Connected Business

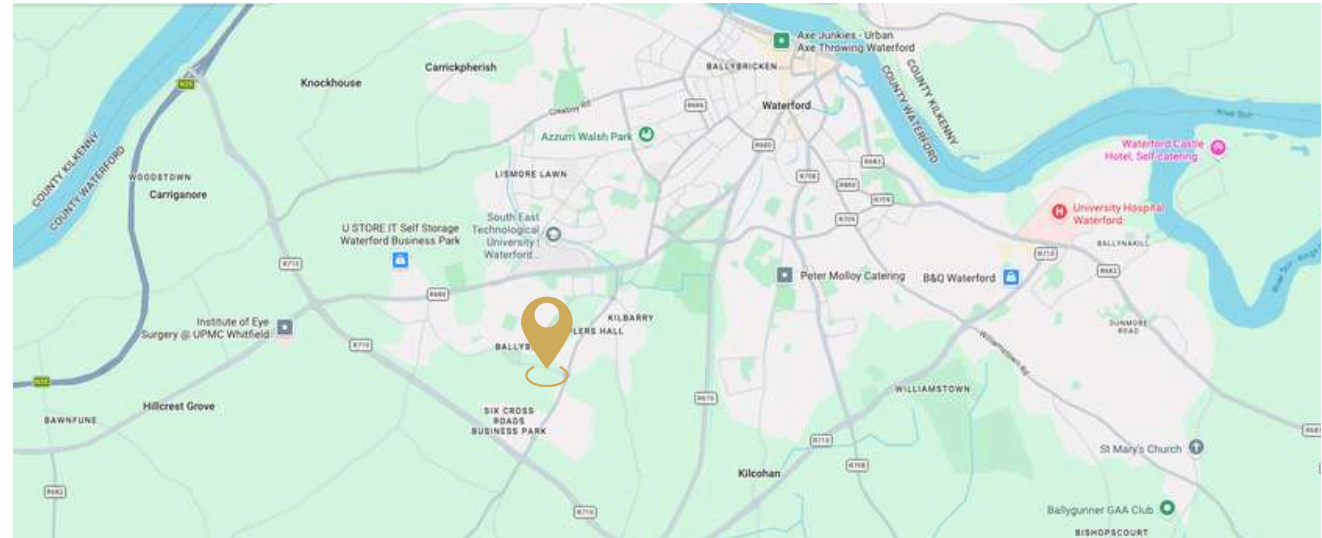
Kilbarr is a rapidly growing residential and commercial hub in Waterford City, backed by significant public infrastructure investment.

With over 102 hectares of zoned land set to deliver 4,000+ new homes, the area's expanding population is driving strong demand for retail, healthcare, childcare, fitness, and hospitality services.

Positioned immediately adjacent to the exceptionally busy Tesco Superstore, Kilbarr benefits from an already established, high-volume flow of daily consumer traffic.

The development serves as a natural extension of this bustling retail hub, ensuring maximum visibility and brand exposure.

With enhanced pedestrian pathways, dedicated cycle lanes, and robust supporting site infrastructure—including ample customer parking and cycle storage—the scheme ensures frictionless accessibility for visitors and staff alike.



ABOUT THE PROPERTY

Kilbarrý represents the next generation of mixed-use commercial space in Waterford.

Strategically located on the Ballybeg Link Road, this high-profile development seamlessly integrates premium retail, commercial, and food & beverage spaces into a vibrant community ecosystem.

Built-in Customer Base: Anchored by a four-storey building providing 34 new homes directly on-site.

Prime Exposure: Highly accessible and beautifully designed to maximise footfall in a rapidly growing, high-traffic location.

This scheme offers an unrivaled opportunity for forward-thinking businesses looking to establish a premium footprint in Waterford's premier emerging hub.



THE OPPORTUNITIES

Three-Storey Commercial Block: High spec, flexible units adaptable for a variety of retail, office, or commercial use.

Four-Storey Mixed-Use Block: Providing 34 modern, high-quality homes on the upper levels, anchored by prime ground floor retail units.

Stand-alone Café Unit: A striking, single storey café space designed to add a vibrant social hub to the area.

CONNECTIVITY & CATCHMENT

Situated directly on the Ballybeg Link Road, offering high visibility and seamless access to both Waterford City Centre and major regional road networks (N25/M9).

Positioned at the core of Waterford's premier expansion zone, tapping into an immediate, rapidly growing residential population with excellent long-term demographics.

Designed with a strong emphasis on pedestrian access, integrated cycle lanes, and local public transport links, ensuring effortless community connection.

BER INFORMATION



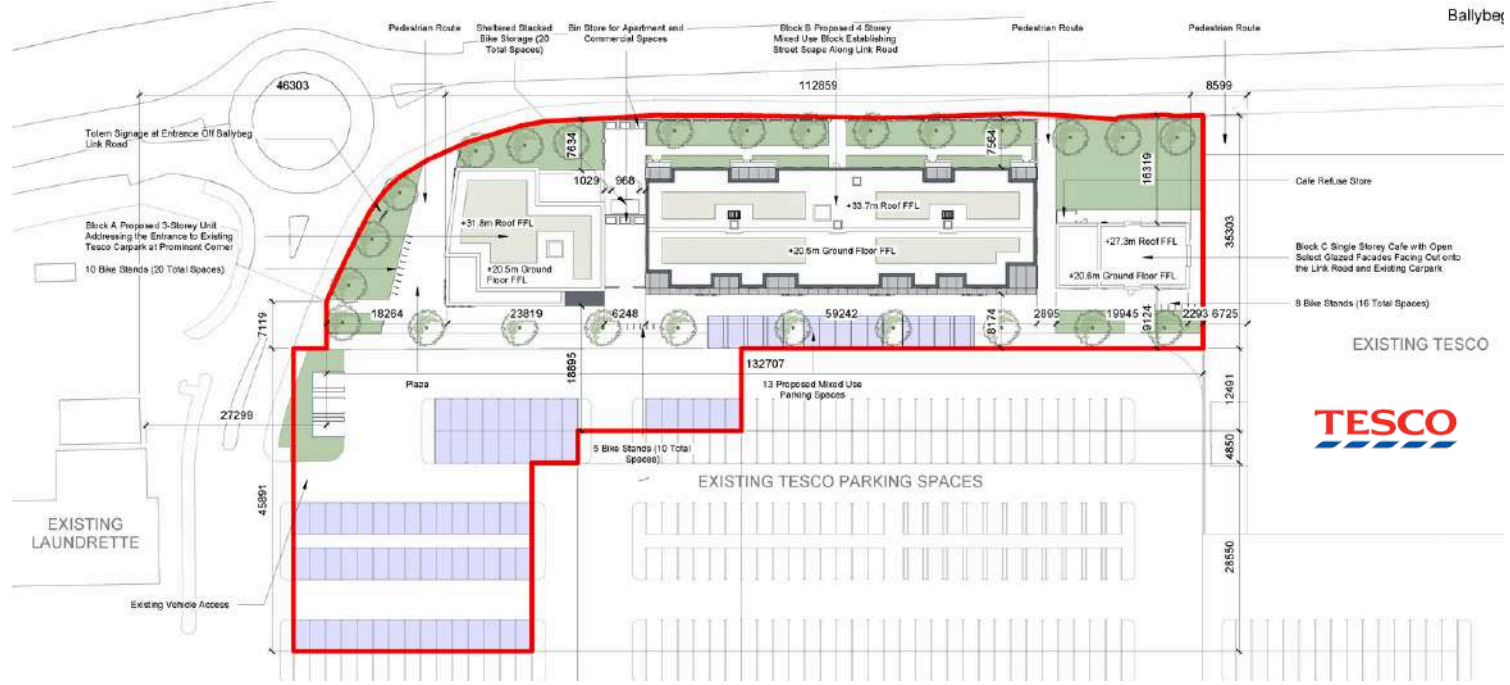
SITE PLAN

A Future-Proof Community Hub

The Kilbary Neighbourhood Centre is meticulously planned as the central anchor for Waterford's premier residential expansion area.

Designed with walkability, accessibility, and convenience at its core, the scheme effortlessly pairs premium commercial spaces with new homes, generous public realm areas, and direct connectivity to Tesco Extra.

By securing a space here, businesses can embed themselves at the absolute heart of a rapidly growing population, ensuring long-term visibility and high footfall for decades to come.



BUILDING 1 - FLOOR PLANS



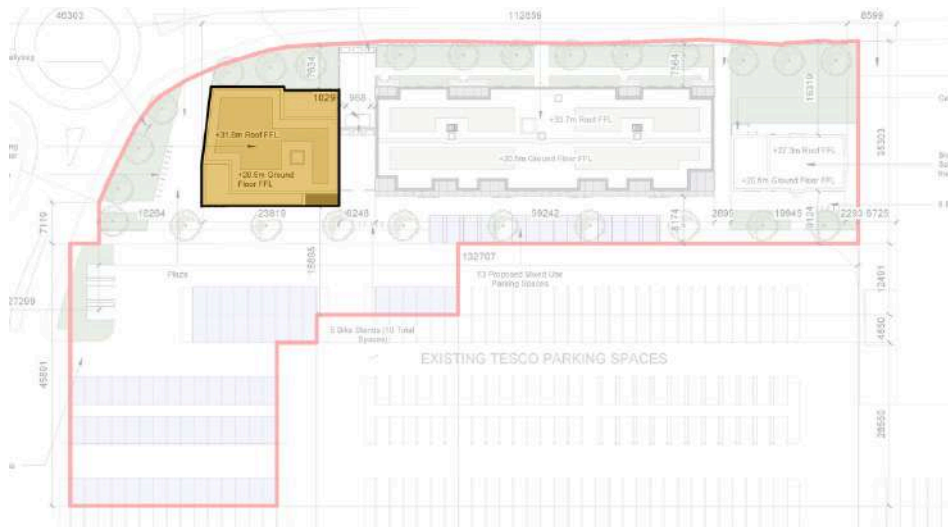
UNIT 1 | GROUND FLOOR



UNIT 2 | FIRST FLOOR



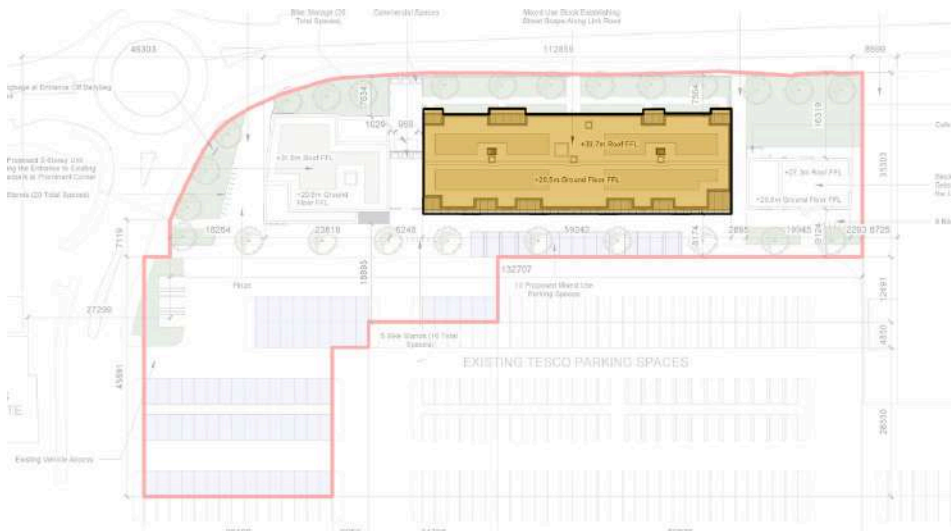
UNIT 3 | SECOND FLOOR



UNIT SCHEDULE | TESCO KILBARRY - BUILDING 1

| UNIT REF | FLOOR | GIA (sq ft) | GIA (sq m) | NLA (sq ft) | NLA (sq m) | ERV (€/sq ft) |
|----------|--------------|-------------|------------|-------------|------------|----------------|
| UNIT 1 | GROUND FLOOR | 4,381 | 407 | 3,972 | 369 | On Application |
| UNIT 2 | FIRST FLOOR | 4,381 | 407 | 4,026 | 374 | On Application |
| UNIT 3 | SECOND FLOOR | 3,200 | 297 | 2,842 | 264 | On Application |

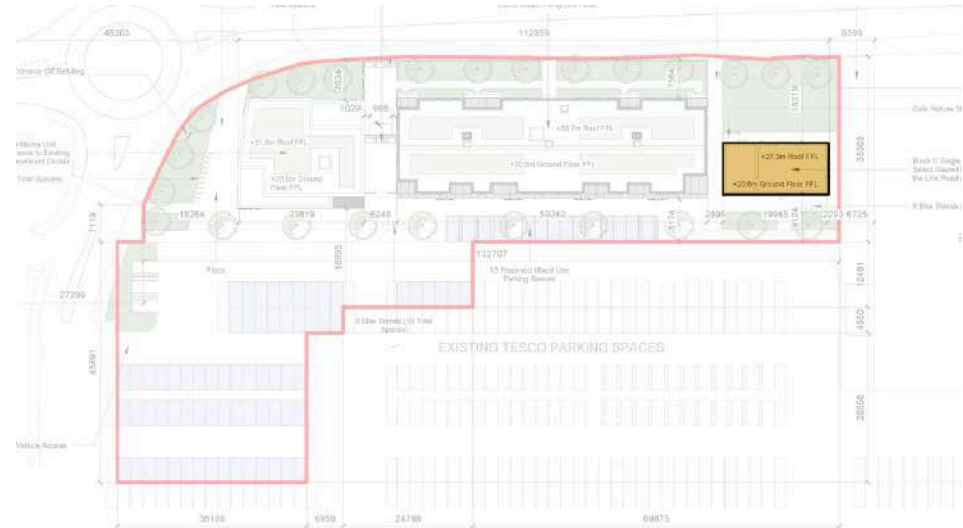
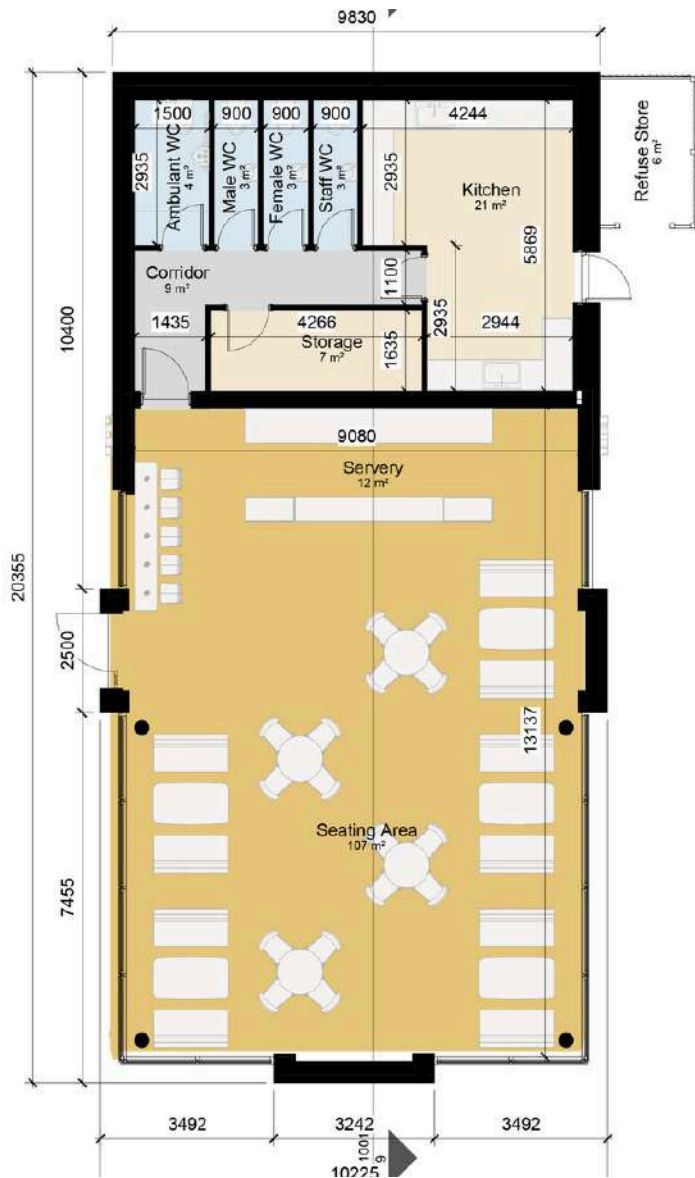
BUILDING 2 - FLOOR PLANS



UNIT SCHEDULE | TESCO KILBARRY - BUILDING 2

| UNIT REF | FLOOR | GIA (sq ft) | GIA (sq m) | NLA (sq ft) | NLA (sq m) | ERV (€/sq ft) |
|----------|--------------|-------------|------------|-------------|------------|----------------|
| UNIT 1 | GROUND FLOOR | 1,539 | 143 | 1,539 | 143 | On Application |
| UNIT 2 | GROUND FLOOR | 1,381 | 128 | 1,381 | 128 | On Application |
| UNIT 3 | GROUND FLOOR | 1,334 | 124 | 1,334 | 124 | On Application |
| UNIT 4 | GROUND FLOOR | 1,475 | 137 | 1,475 | 137 | On Application |

BUILDING 3 - FLOOR PLANS



UNIT SCHEDULE | TESCO KILBARRY - BUILDING 3

| UNIT REF | FLOOR | GIA (sq ft) | GIA (sq m) | NLA (sq ft) | NLA (sq m) | ERV (€/sq ft) |
|----------|--------------|-------------|------------|-------------|------------|----------------|
| UNIT 1 | GROUND FLOOR | 1,894 | 176 | 1,894 | 176 | On Application |

FURTHER INFORMATION

Kilbarrý represents a rare opportunity to secure a presence within a purpose-designed neighbourhood centre at the heart of one of Waterford City's most significant growth corridors. As thousands of new homes are delivered over the coming years, businesses locating here will benefit from a rapidly expanding customer base, excellent accessibility, and a sustainable, walkable community designed to support local services for decades to come.



INSURANCE
On application

SERVICE CHARGE
On application

COMMERCIAL RATES
On application

QUOTING RENT
On application



Letting Agent: O'Shea Properties
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