

To Let / For Sale

Unique Retail Opportunity

The Sentinel Building

Adamstown, Co. Dublin



- Prime retail premises To Let / For Sale
- Exceptional opportunity for retailers to locate adjacent to three schools & a commuter train station
- Newly constructed mixed use scheme
- Suit a variety of users

savills

The Sentinel Building, Adamstown, Co. Dublin

Location

The scheme occupies a prominent pitch at a busy junction at the Adamstown Link Road. This is the first retail scheme in the Adamstown area and is an ideal opportunity for a retailer. Currently there are c.1000 homes occupied in Adamstown along with a further 9,000 planned over a 10 year period.

The retail units are located adjacent to two new primary schools, a Giraffe crèche, a 1,000 pupil secondary school (opening September 2009), a major community centre and a proposed substantial leisure centre. The Sentinel Building is located 5 minutes from major employers such as Intel, Hewlett Packard and Takeda.

The immediate area is served by numerous modes of transport such as the outer orbital ring road, Celbridge link road, Dublin Bus services and a commuter train service. There is a bus stop in front of the Sentinel Building and the Adamstown Commuter Train Station is a mere 5 minute walk away with trains direct to Dublin City Centre every 15 minutes.

Description

This mixed-use scheme comprises of 50 residential units and four retail units, one of which will be operated by an established convenience store operator. The building also has the benefit of ample parking.

This landmark building is designed to the highest modern standards. Internally the building will be finished to the highest standard including floor to ceiling heights in excess of 3 metres and will be handed over on a shell and core basis. Externally the units will benefit from full height glazed shop fronts at ground floor level. The units are ready for immediate occupation.

Given the scheme's pivotal location and its adjacencies, the retail units would ideally suit a number of convenience uses such as a pharmacy, hair & beauty, café and numerous general retail uses.

Accommodation (approximate)

Unit One (Deal Agreed)

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Unit Two

Unit Three

Unit Four (Café)

Basement 150 sq.m (1,615 sq.ft)

Ground Floor - 353 sq.m (3,790 sq.ft)

Ground Floor – 98 sq.m (1,054 sq.ft)

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Ground Floor – 101 sq.m (1,087 sq.ft) or 148 sq.m (1,593 sq.ft)

Terms

Flexible

Rent / Sale Price

On application

Viewing

Strictly by appointment with the sole letting agents



Contact

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or Declan Bagnall

Retail Division

Savills

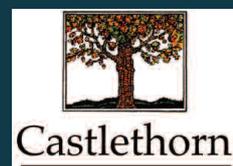
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Developed by:



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