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Commercial

Detailed Unit Descriptions

Accommodation

Crèche		Reserved
Convenience Store	298 sq.m.	Reserved for Spar
Retail Unit B	88 sq.m.	To Let
Retail Unit 1	53 sq.m.	To Let
Retail Unit 2	53 sq.m.	To Let
Café/Wine Bar with mezzanine level	151 sq.m.	To Let
First Floor Office	140 sq.m.	To Let
Gym		Reserved for Network Fitness

Further plans in relation to these units are available on request.

Technical Information

Leases:

The units are available on new 25 year FRI leases with 5 yearly upward only rent reviews.

Specification:

The individual shops will be finished to developer's shell specification. Tenants will be required to fit-out the shop units. However, the developer will provide the shop fronts.

VAT/Stamp Duty:

The incoming tenants will be responsible for any liability to VAT and/or Stamp Duty arising as a result of the creation of a lease.

Rates:

Tenants will be responsible for their own rates.

Rent:

Available upon application.

Completion:

All retail units are ready for immediate occupation.

The particulars outlined do not form part of any contract and are for guidance only. Such information is given in good faith and is believed to be correct. However, the developer or their agents shall not be held liable for any inaccuracies.



The River Centre, Rathborne, Ashtown, Dublin 15

River Centre


Welcome to the... *River Centre*



- With a sizeable convenience shopping outlet as its centrepiece, together with a large crèche facility, the River Centre fulfils the immediate retail and lifestyle needs of up to 1,800 families in Rathborne itself.
- The nearby Ashtown Gate Office Park houses the Revenue Commissioners, Waterways Ireland, Viridian Power & Energy and others.
- The River Centre is developed by Castlethorn Construction, who enjoy an excellent reputation for high-quality housing development in the Castleknock area.



- The River Centre at Rathborne, Dublin 15, represents a superb commercial opportunity in Dublin's newest, most trend-setting community.
- Located just off the N3 at the Ashtown Roundabout, it is within a five-minute drive of the M50 and is also adjacent to the Ashtown Train Station.
- Providing a balanced mix of commercial and retail units, the River Centre promises to be the beating heart of the newly-emerging Rathborne development, the latest success story from Castlethorn Construction.

- The centre will be anchored by Spar Convenience Store. 
- Crèche facility reserved.
- The Gymnasium will be operated by Network Fitness.



The River Centre at Rathborne – at the heart of it all



1
Quality Bus Corridor

Location...



7
M50 nearby



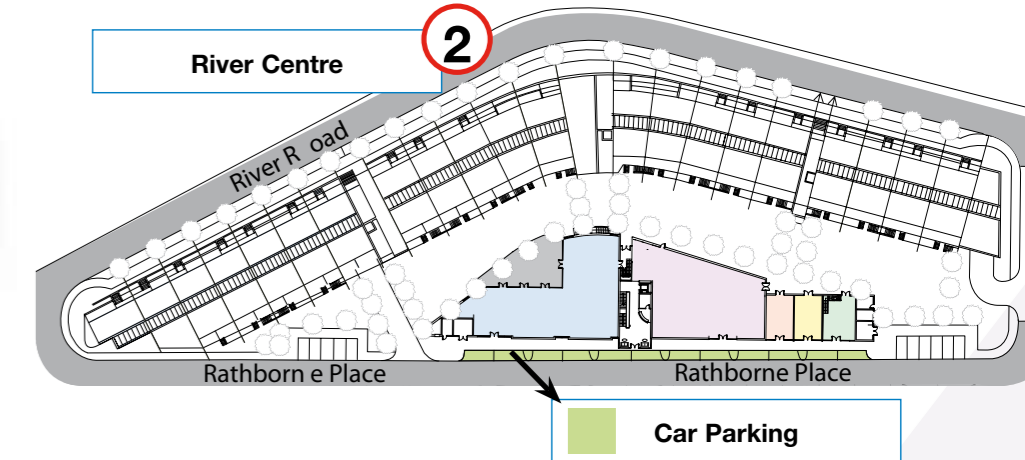
6
Castleknock Village



5
Phoenix Park



4
Halfway House

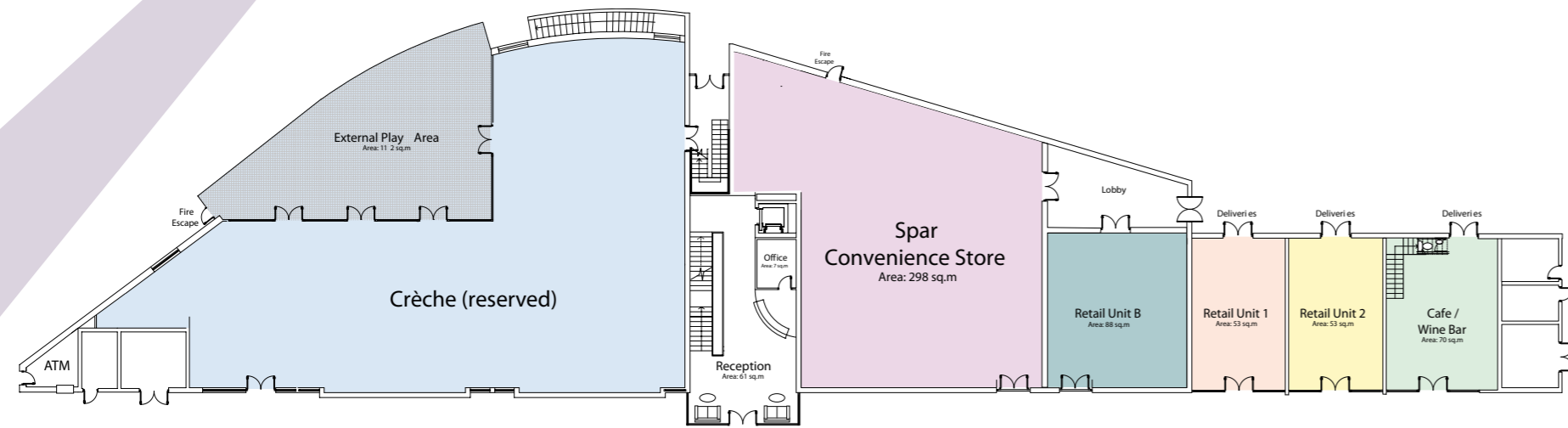


3
Ashtown Gate Office Park

Location...

Location...

- Rathborne, by Castlethorn Construction, is an imaginative new development of some 1,800 homes.
- It is centrally located at Ashtown between the Phoenix Park, Castleknock and the Navan Road.
- Apart from the direct market within Rathborne itself, the River Centre will also draw a consumer base from surrounding developments at Kempton, Belleville and the Paddocks, which are starved of convenient retail amenities and services.
- This affluent area of West Dublin is experiencing a major influx of young professionals and couples, attracted by the quality of transport, leisure, educational and other amenities in the locality.

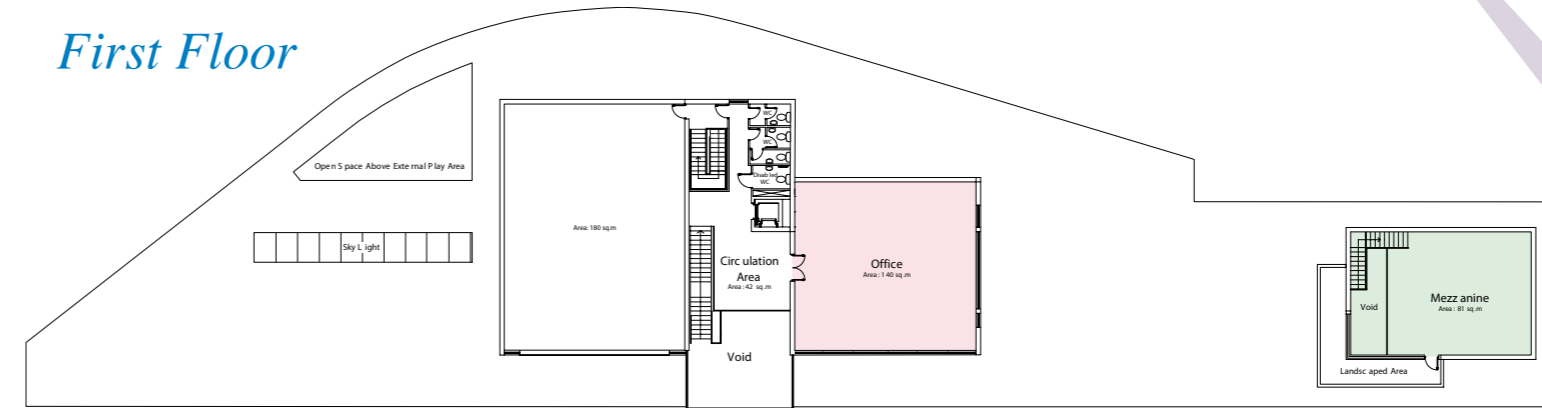


Ground Floor

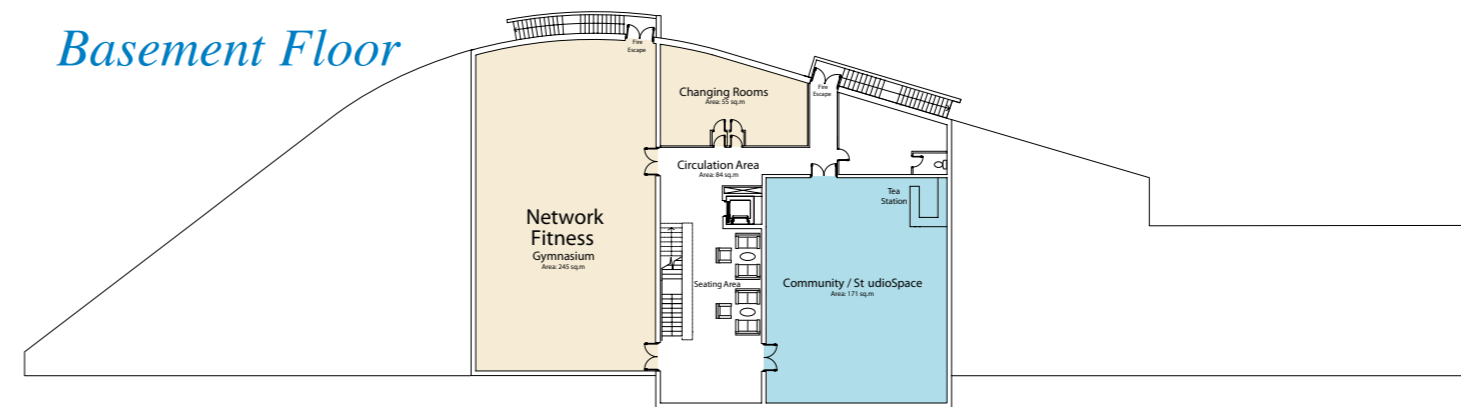
The River Centre will provide over 1800 sq. m (19,400sq. ft.) of commercial and retail facilities comprising:

- Convenience Store
- Three Retail Units
- Office Suite
- ATM
- Crèche
- Café/Wine Bar
- Basement Gym
- Network Fitness

First Floor



Basement Floor



The building is completed to the very highest standards, with a mix of attractive glazing and decorative elevation finishes. There will be layby parking provided to the front of the retail units to facilitate convenient traffic levels.

Units available for immediate occupation for tenants fit-out.