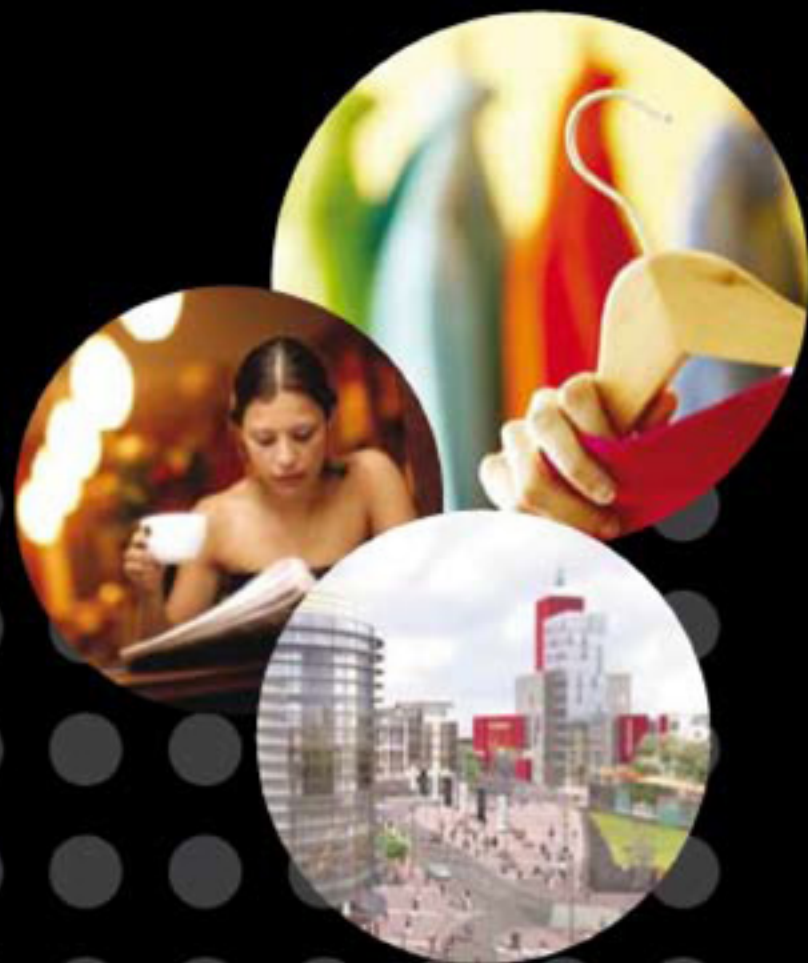


clongriffin   
TOWN CENTRE



**Retail and Commercial Space To Let in Clongriffin Town Centre, Ireland's Largest New Town.  
A Gannon Development**

View of Clongriffin Town Square





# Welcome to Clongriffin Town Centre

## Ireland's Largest New Town Development

Clongriffin is a new suburb of Dublin City, and Ireland's largest new town development. There are over 3,500 homes being constructed in Clongriffin Town Centre. The town forms the commercial centre and transport hub for the wider 'Northern Fringe' area, including extensive retail and commercial space, hotel and leisure, entertainment and community facilities.



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# Superior Urban Design

Clongriffin Town Centre is at the epicentre of Dublin's 'Northern Fringe' – an area of development along the northern periphery of the city which has been carefully planned to provide a large-scale extension to the capital. This area will see the construction of c.9,000 homes accommodating a new population of approximately 25,000 residents.

The Clongriffin plan represents cutting edge urban design by Conroy Crowe Kelly Architects, creating a contemporary shopping district focused around a traditional Main Street and Town Square.

A new DART station, bus service and a 700 space multi-storey carpark will accommodate visitors to the town, while shoppers, workers and commuters can avail of the 400 space underground Park & Ride facility which will be located beneath the town centre. The town square and street network above will accommodate approximately 50,000 sq.m. of retail and commercial space.



Public esplanade leading to DART station





One of Ireland's Largest Retailers, Superquinn, occupies c. 3,000 sq.m. in Clongriffin Town Centre



**Paddy Power**  
BOOKMAKER

**Centra**



## Town Features

- 3,000 SQ.M. SUPERQUINN SUPERMARKET
- 3,300 SQ.M. DEPARTMENT STORE
- OVER 50 NEW RETAIL UNITS 60-680 SQ.M.
- OPEN-AIR TOWN CENTRE AND LANDSCAPED SQUARE
- NEW DART STATION (UNDER CONSTRUCTION)
- 700 SPACE MULTI-STOREY CAR PARK
- 400 SPACE UNDERGROUND PARK & RIDE FACILITY
- HOTEL & PROPOSED CINEMA COMPLEX
- 10,000 SQ.M. HIGH SPECIFICATION OFFICES
- 22 HECTARES OF AMENITY SPACE IN FATHER COLLINS PARK
- 3,500 NEW HOMES IN THE IMMEDIATE CLONGRIFFIN AREA
- 9,000 NEW HOMES IN SURROUNDING NORTHERN FRINGE AREA
- NEW POPULATION OF 25,000 PEOPLE
- IRELAND'S LARGEST NEW TOWN DEVELOPMENT

[www.clongriffin.ie](http://www.clongriffin.ie)



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View of Block 12

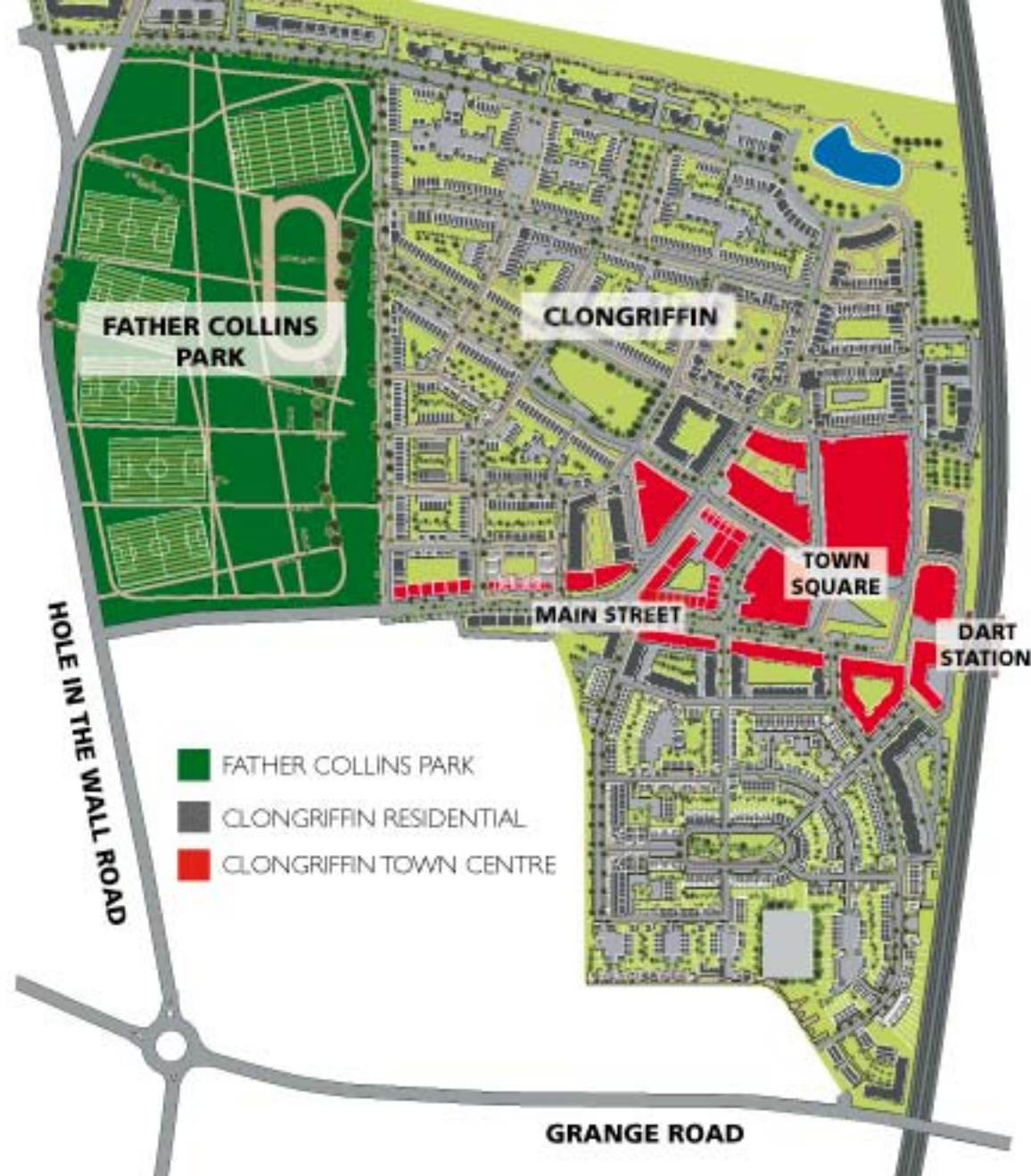


# Retail Heaven

Clongriffin Town Centre heralds a new era of urban planning with an excellent urban design and transport network. In addition to the 400 underground car spaces being provided in the Park & Ride, there are an additional 700 multi-storey spaces incorporated in the c. 6,000 sq.m. department store and supermarket complex. Parks and recreational areas around the town and high quality pedestrian links to the train and bus stations facilitate the pleasant shopping experience for local residents and office workers, as well as commuters and visitors to the town.

All retail outlets in Clongriffin Town Centre are designed with the retailer in mind. Shop units are created with the aim of maximizing street frontage, with extensive glazed façades to optimize window display and signage. In addition to the 3,000 sq.m. Superquinn supermarket, there will be several other large retail and leisure units in the town including a 3,300 sq.m. department store, a 60 bedroom hotel, restaurants, public houses and a cinema complex.

On-street shop units range in size from 68 sq.m. to 680 sq.m., interspersed with designated food-use units to suit various cafés and eateries, all contributing to a vibrant and varied town centre shopping experience.



ART GALLERY	BICYCLE STORE	CRÉCHE	DISCOUNT FOOD STORE	FURNITURE STORES	JEWELLERS	OFF LICENCE	PUBS	SPORTS STORE
ATM / BANK	CAFÉS	CREDIT UNION	DRY CLEANERS	GIFT STORE	LAUNDERETTE	PHARMACY	RECORD STORE	SUPERMARKET
BARBERS	CAR PARK	DANCE ACADEMY	DVD RENTAL	HAIRDRESSERS	LEISURE CENTRE	PHOTOGRAPHY	RESTAURANTS	TAKE-AWAY
BAKERS	CINEMA	DART STATION	FASHION RETAIL	HARDWARE	MEDICAL CENTRE	STUDIO	SANDWICH BARS	THEATRE
BEAUTY SALON	COFFEE SHOPS	DAY SPA	FITNESS CENTRE	HOMEWARES	NEWSAGENTS	PICTURE FRAMING	SPECIALIST FOOD STORE	TOY STORE
BETTING OFFICE	CONVENIENCE STORE	DEPARTMENT STORE	FLORISTS	HOTEL	NIGHTCLUB	PIZZERIA	SPORTS CLUBS	WINE BARS





View of Clongriffin Town Square 

## Clongriffin Means Business

Clongriffin Town Centre forms the business hub of Dublin's fastest growing area: the Northern Fringe. As such, the development of commerce in the town is paramount, and is underpinned by the decision to locate the new train station here. The considerable residential population already accommodated in Clongriffin Town Centre will soon be joined by a significant workforce, as an increasing number of HQ premises and growing businesses locate here in sophisticated, state-of-the-art office space. These premises are designed to maximize town centre convenience, city centre accessibility and an enviable proximity to road and rail transport networks.

Situated on the town square and adjacent to the bus and train stations, commercial occupiers will enjoy rapid transport links to the M11 and M50, and to Dublin International Airport, as well as a direct QBC and DART link to the city centre. The first of these landmark office buildings is located immediately adjacent to the DART station and is designed to accommodate businesses. An optional business package by Magnet is available to all commercial units to include: security solutions, online backup, teleworking, remote access and high speed internet access via fibre-optic cable.

Clongriffin Town Centre provides an excellent opportunity to expand your business with a ready-made population, excellent infrastructure and high quality commercial space to suit all business models.







# An abundance of quality retail and leisure facilities at your fingertips

## Mix Business with Pleasure

Your guests and visiting clients will enjoy the auspicious surroundings as much as the accessibility of the town. The new Airport Hilton Hotel is located just 3 minutes from Clongriffin Town Centre, however a newly constructed 60 bedroom hotel will soon open its doors onto the Town Square, immediately adjacent to the town's landmark office buildings. Crèche facilities are located just off the Square, and there are opportunities in the Town for a day spa and beauty salons, to pamper both the residential and business population of the area.

There are excellent leisure facilities close by, with Malahide and the Royal Dublin and Portmarnock Golf Links in the immediate vicinity. Client outings might include a visit to the superb Malahide Castle, Marina or Malahide Tennis Club. For those more adventurous, may we suggest a day out at Sutton Sailing Club, or perhaps just a leisurely lunchtime stroll through the newly designed 22 hectare Father Collins Park, which is currently being developed to an award-winning design and will provide childrens' playgrounds, a boating lake, a high-quality running track facility, and 17 playing pitches.

With an abundance of quality retail and leisure facilities at your fingertips, and the city centre just 20 minutes away on the DART, there will never be an excuse for a day in Clongriffin Town Centre which is all work and no play.



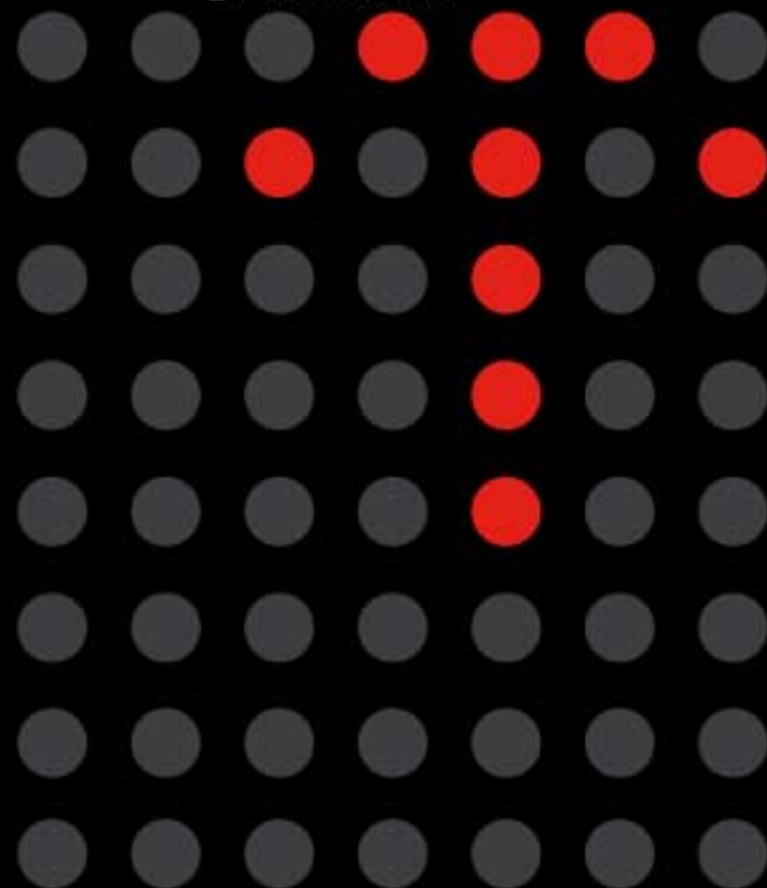
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TOWN CENTRE



To put your business on the Clongriffin map, simply call either of the joint agents:



20/21 Upper Pembroke Street  
Dublin 2



17 Merrion Row  
Dublin 2

[www.clongriffin.ie](http://www.clongriffin.ie)



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