

The
GRIFFEEN
centre



Introducing The Griffeen Centre

The Griffeen Centre in Lucan offers retailers and other operators an excellent commercial opportunity in this bustling residential area of West Dublin.

The Griffeen Centre is situated approximately 8 miles west of Dublin City Centre, just north of the N4. The centre is located on the corner of Griffeen Road and Griffeen Avenue and is surrounded by highly populated residential areas such as Griffeen, Tullyhall, Ballyowen and Castle Riada.

This particular location within Lucan has seen an abundance of residential housing which had tripled its size by 2002 to a population of 22,000 people.

This centre also benefits from an adjacent 16-classroom primary school, which has just been constructed on the neighbouring site.

The Griffeen Centre has been uniquely designed by renowned commercial architects, Douglas Wallace, and will be constructed to the highest possible standard. The centre will comprise 7 ground floor retail units and crèche, together with overhead office accommodation, medical and community centre. The centre will also house a 2-storey landmark corner restaurant building which will add to the numerous facilities and services on offer. The addition of 94 car parking spaces will help enhance the centres usability and convenience for potential shoppers.

The Griffeen Centre is being developed by Castlethorn Construction who are responsible for the magnificent Dundrum Shopping Centre and The River Centre in Rathborne.





Accommodation:

The accommodation will comprise the following:

Ground Floor:

Retail Unit 1	97 sq.m.	
Retail Unit 2	97 sq.m.	
Retail Unit 3	100 sq.m.	
Retail Unit 4	114 sq.m.	
Retail Unit 5	133 sq.m.	
Retail Unit 6	129 sq.m.	
Retail Unit 7 - convenience store	484 sq.m.	(plus 210 sq.m. First Floor)

Crèche	437 sq.m.
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First Floor:

Medical Centre	321 sq.m.
Community Centre	269 sq.m.
Office 1	75 sq.m.
Office 2	59 sq.m.
Office 3	42 sq.m.
Office 4	52 sq.m.
Office 5	83 sq.m.
Office 6	83 sq.m.

Block 3, 2-storey restaurant facility:

Ground Floor	152 sq.m.
First Floor	118 sq.m.
Total	270 sq.m.

Car Parking

94 Car Spaces

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

Technical Information:

Specification:

The units will be built to standard developer's shell and core specification with shopfronts. Tenants will be responsible for their own fit-out.

VAT/Stamp Duty:

Tenants will be responsible for any VAT or stamp duty arising as a result of this transaction.

Leases Terms:

Leases are available on 25 year FRI terms, subject to 5 yearly upward only rent reviews.

Rates:

Tenants will be responsible for their own rates.

Service Charges:

Tenants will pay a service charge representing a proportion of the landlord's total costs in managing, maintaining and servicing the centre.

Crèche Capital Allowances:

The Finance Act 1999 introduced capital allowances for expenditure incurred on the provision of childcare facilities. The facility provided must meet certain conditions and standards.

Capital allowances are available to an owner occupier or an investor and amounts to 15% of the expenditure over the first 6 years and 10% in Year 7. Alternatively, an owner occupier or an investor can claim an accelerated capital allowance of up to 100% of this expenditure.

Completion:

The entire scheme is due to be completed and ready for tenant's fit-out by April 2006.

Ground Floor Level Block One

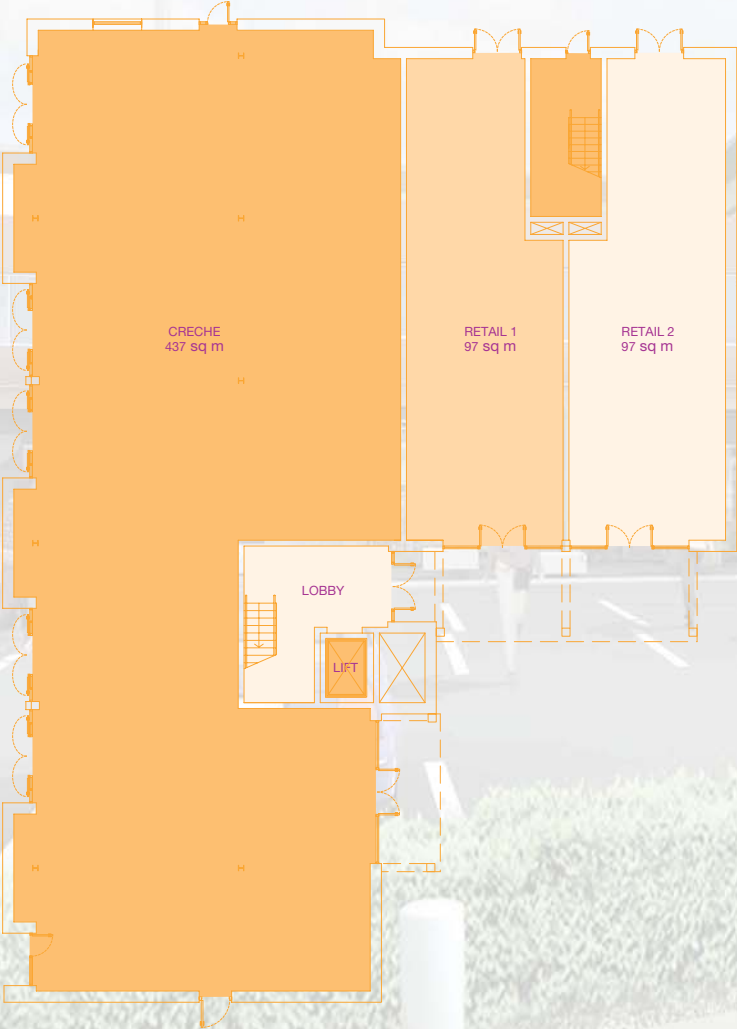
Creche	437 sq. m.
Retail 1	97 sq. m.
Retail 2	97 sq. m.
Total Area	631 sq. m.

Ground Floor Level Block Two

Retail 3	100 sq. m.	Retail 6	129 sq. m.
Retail 4	114 sq. m.	Retail 7 (484sq. m. + 210sq. m.)	694 sq. m.
Retail 5	133 sq. m.	Total Area	1170 sq. m.

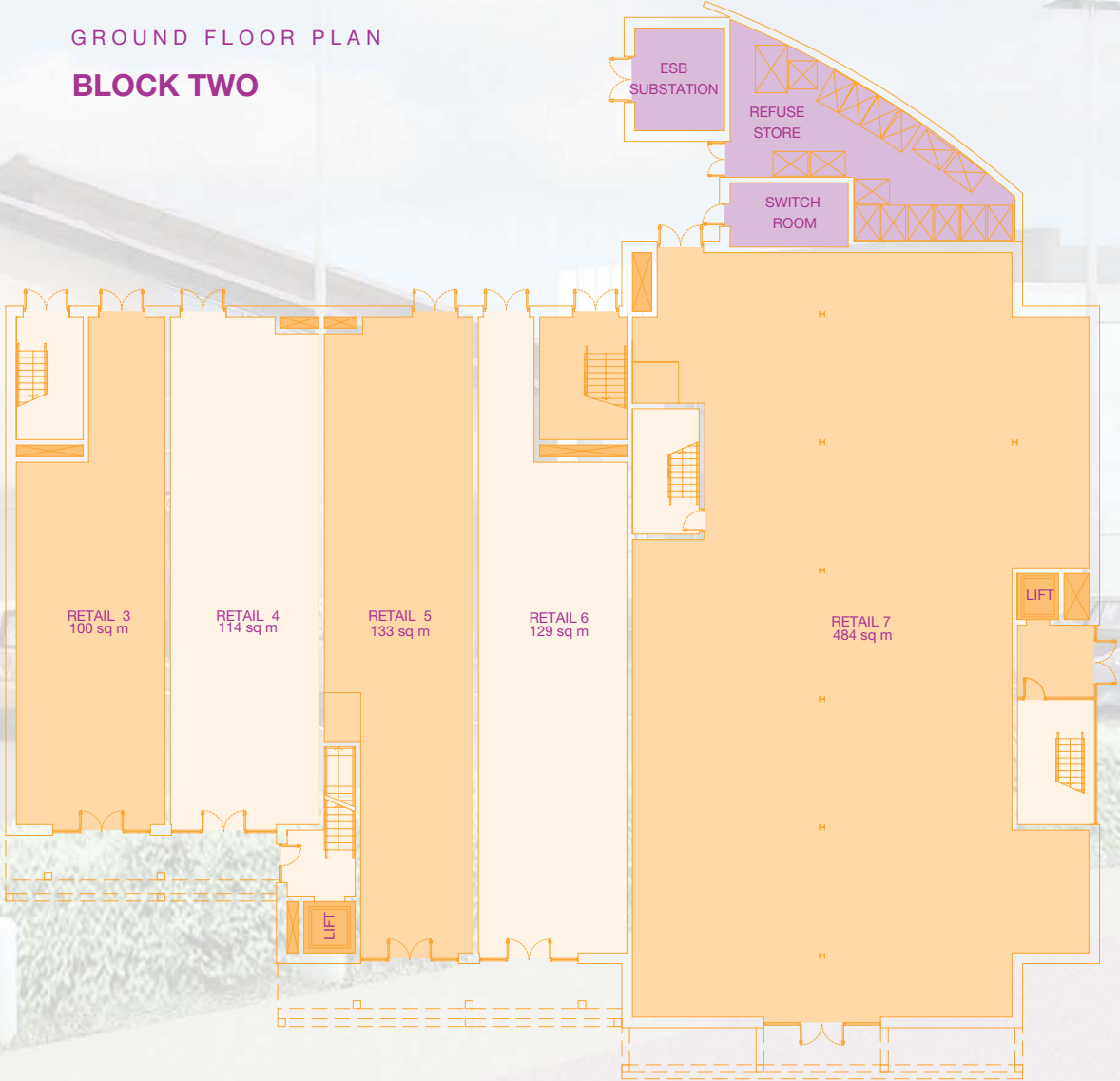
GROUND FLOOR PLAN

BLOCK ONE



GROUND FLOOR PLAN

BLOCK TWO



First Floor Level Block One

Medical Centre	321 sq. m.
TOTAL	973 sq. m.

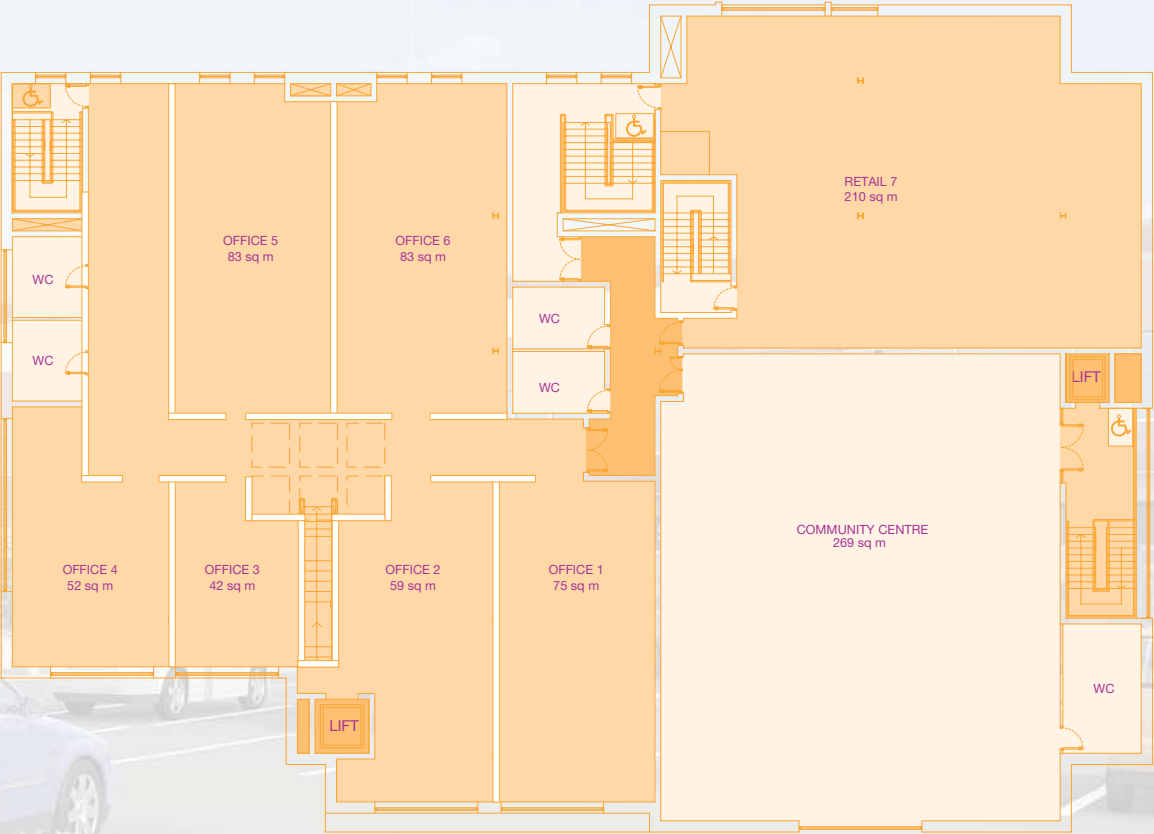
First Floor Level Block Two

Community Centre	269 sq. m.	Office 5	83 sq. m.
Office 1	75 sq. m.	Office 6	83 sq. m.
Office 2	59 sq. m.	Total Area	663 sq. m.
Office 3	42 sq. m.		
Office 4	52 sq. m.	TOTAL	1833 sq. m.

FIRST FLOOR PLAN
BLOCK ONE



FIRST FLOOR PLAN
BLOCK TWO



Ground Floor Level Block Three

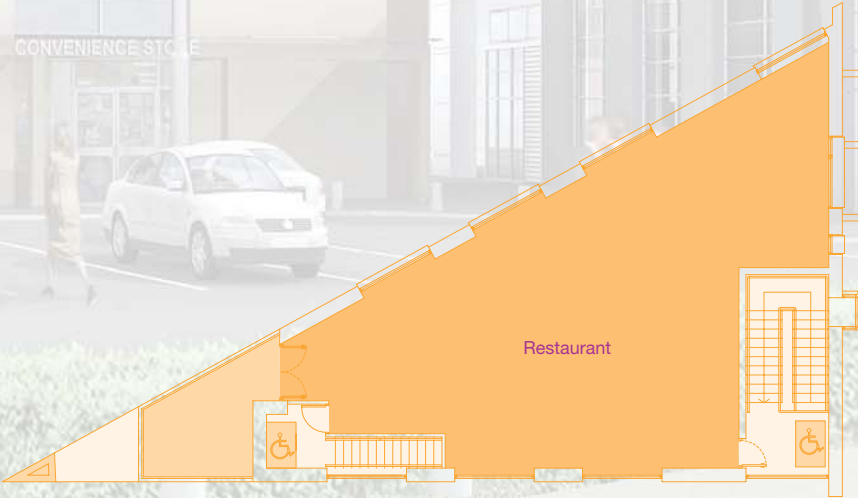
Restaurant 153 sq. m.

First Floor Level Block Three

Restaurant 151 sq. m.
TOTAL 304 sq. m.



GROUND FLOOR PLAN
BLOCK THREE



FIRST FLOOR PLAN
BLOCK THREE



View of the Griffeen Centre from West

This aerial photograph shows a residential development with a central commercial hub. A large, rectangular plot of land, outlined in orange, is situated to the east of the center. The surrounding area is filled with rows of terraced houses and a primary school. A road, Griffeen Road, runs horizontally across the middle of the image, and another road, Griffeen Avenue, runs diagonally from the bottom right towards the center. The Griffeen Centre is located at the intersection of these roads, featuring a modern building with a red and white facade and a parking lot. The Primary School is located to the west of the center, with a large playground area. The Zoned Residential Land is a large, undeveloped plot of land to the east of the center, outlined in orange.

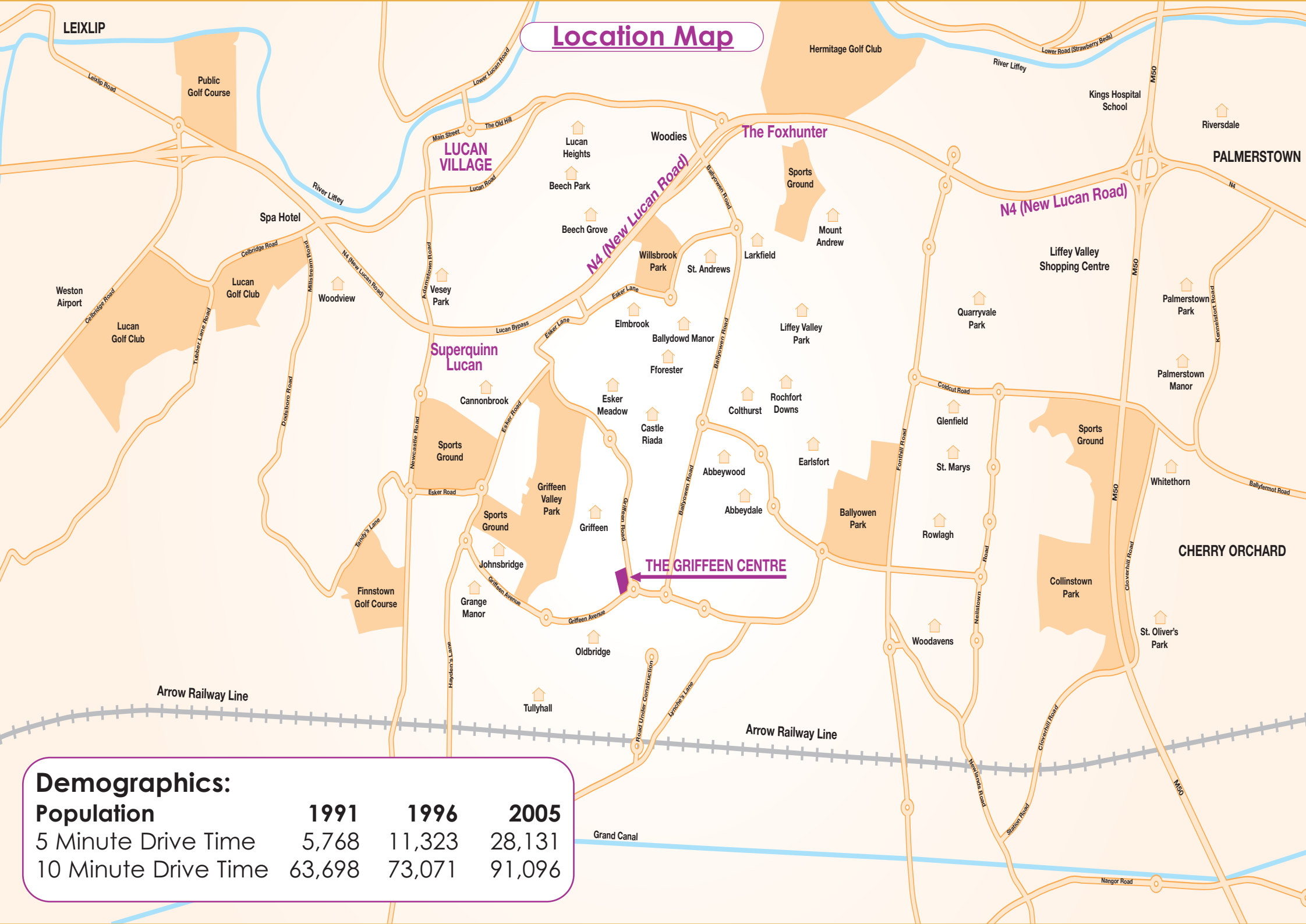
Zoned Residential Land

Griffeen Road

Primary School

The Griffeen Centre

Griffeen Avenue



View of the Griffeen Centre from East

Griffeen Avenue

Zoned
Residential
Land

The Griffeen Centre

Primary School

Griffeen Road



The Griffeen Centre, Griffeen Avenue, Lucan, Co. Dublin.

PLEASE READ CAREFULLY:

These particulars do not form any part of any contract and are for guidance only. Maps and Plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.



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