

RETAIL UNITS
TO LET

Park Pointe



Glenageary Road Upper
Dún Laoghaire
Co. Dublin

BER **B1**



Finnegan
Menton

01 614 7900

COSGRAVE
PROPERTY
DEVELOPMENTS LIMITED

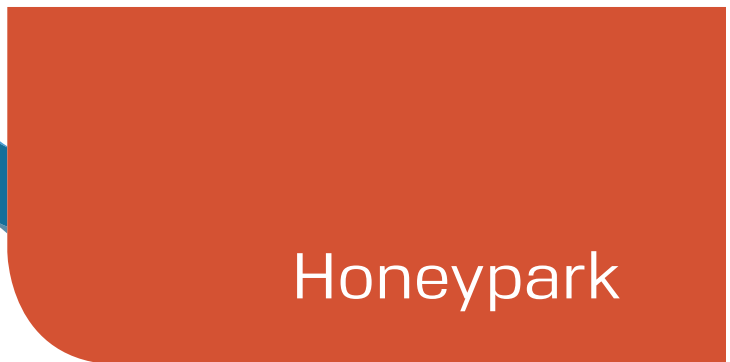


Park Pointe is to be the latest in convenience shopping in South Dublin

Park Pointe will offer a modern open format retailing experience with ease of access & free parking which is convenient to a wide catchment including Dún Laoghaire, Monkstown, Sallynoggin, Deansgrange & Dalkey.

Anchored by Tesco, Park Pointe is under construction on part of the former Dún Laoghaire Golf Club Lands and adjoining The Honeypark housing development by Cosgrave Developments.





Dún Laoghaire

Monkstown

Mounttown Lower

Kill Avenue

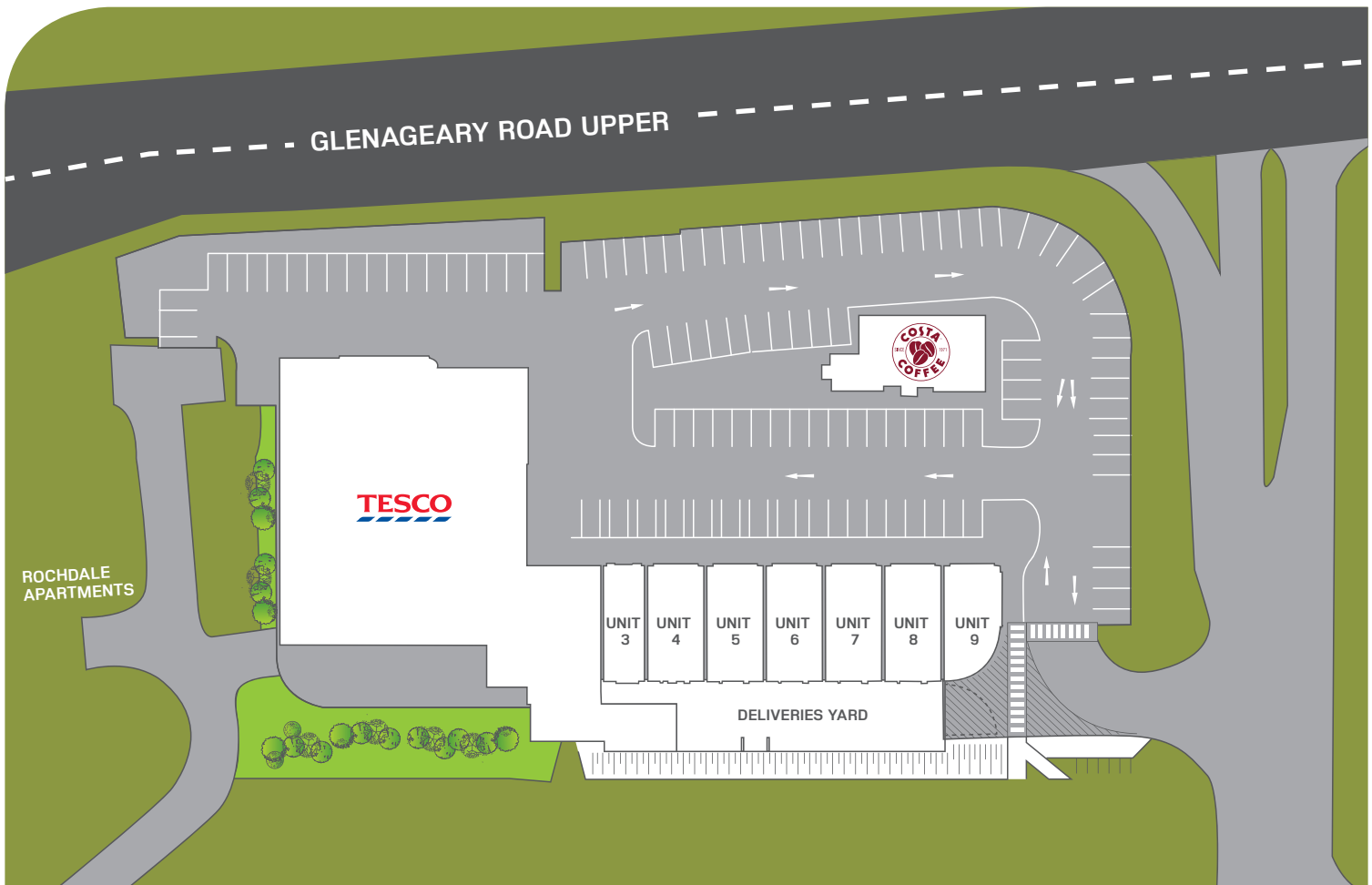
Deansgrange

Honeypark





Park Pointe is the commercial element to the Honeypark Development, Dún Laoghaire's most exciting new address and is situated at the main entrance, off Upper Glenageary Road. Here the Cosgrave Group are creating a superior quality development that combines the finest traditional building techniques with the best of contemporary building practice to offer exceptional sustainable homes. Situated at the former Dún Laoghaire Golf Course this is a prime location that is close to an abundant array of amenities.

The luxurious houses combine sustainable low energy design with high levels of comfort and maximum convenience to provide a better home now and for the future of your family. The development incorporates dramatic parklands offering a wonderful array of facilities. A feature lake, with jetty and viewing deck, children's playgrounds, multi-sport playing areas with tennis, basketball and football, walks, seating areas and flora and fauna, all combine to deliver a most outstanding environment.



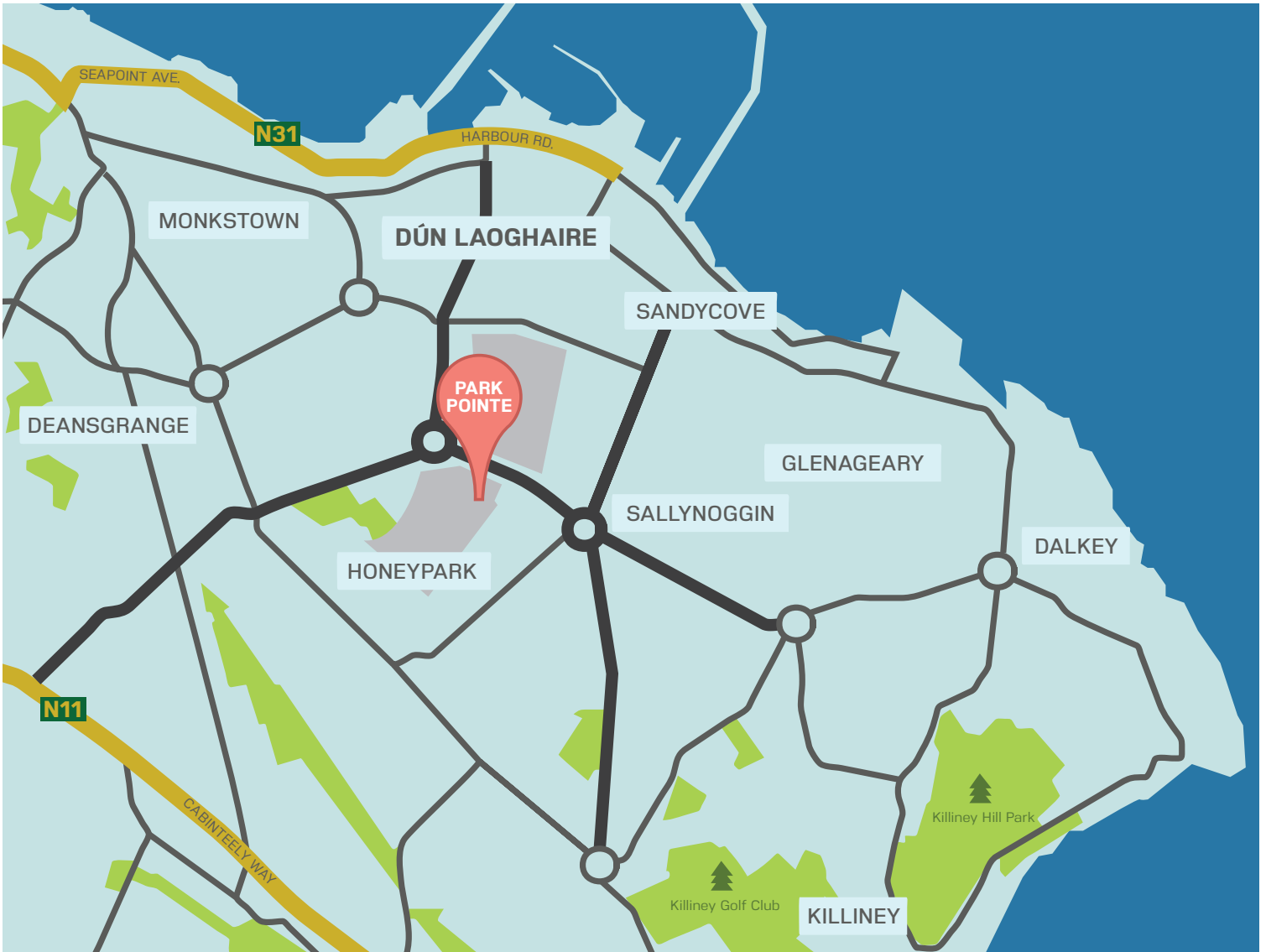
Accommodation

	Ground Floor (sq.m.)	Mezzanine (Optional) (sq.m.)
	1,604.0	
Unit 3	80.0	
Unit 4	108.0	
Unit 5	108.0	50.8
Unit 6	108.0	50.8
Unit 7	108.0	50.8
Unit 8	108.0	
Unit 9	96.5	
	163.0	

Park Pointe offers

- Tesco Anchor Store approx. 1,604 sq.m.
- Café unit 163 sq.m. – Costa Coffee
- 7 Retail units ranging from 80 – 108 sq.m.
- Units can be combined to provide units from 188 – 476 sq.m.
- 104 surface car parking spaces
- eCar charge points
- Striking Architectural design
- High Quality specification
- Double height units with optional mezzanine floors
- High profile location
- Ease of access and free parking
- Suit wide variety of uses
- Completion early 2014





Lease / Rent: Details on request



Provisional Energy Rating Certificates available on request

Developer: Cosgrave Property Developments Ltd.

Architect: McCrossan O'Rourke
Manning Architects

Viewing: Strictly by appointment with sole letting agents Finnegan Menton



Finnegan Menton 17 Merrion Row, Dublin 2

Tel: (01) 614 7900 **Fax:** (01) 678 5290

Email: info@finneganmenton.ie

Website: www.finneganmenton.ie

A Development by:



DISCLAIMER: Finnegan Menton for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1. In the event of any conflict between the particulars and the contract or conditions of sale, the contract or conditions of sale shall prevail. 2. All descriptions, dimensions, references to condition and any necessary permissions for use and occupation and other details are give in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. The particulars are set out as general guidance for the intending purchaser or lessor, and do not constitute, nor constitute part of an offer or contracts. 4. No person in the employment of Finnegan Menton has any authority to make or give any representation or warranty whatever in relation to the property 5. Prices are quoted 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.