



# FRASCATI

**SHOPPING CENTRE**

BLACKROCK, COUNTY DUBLIN

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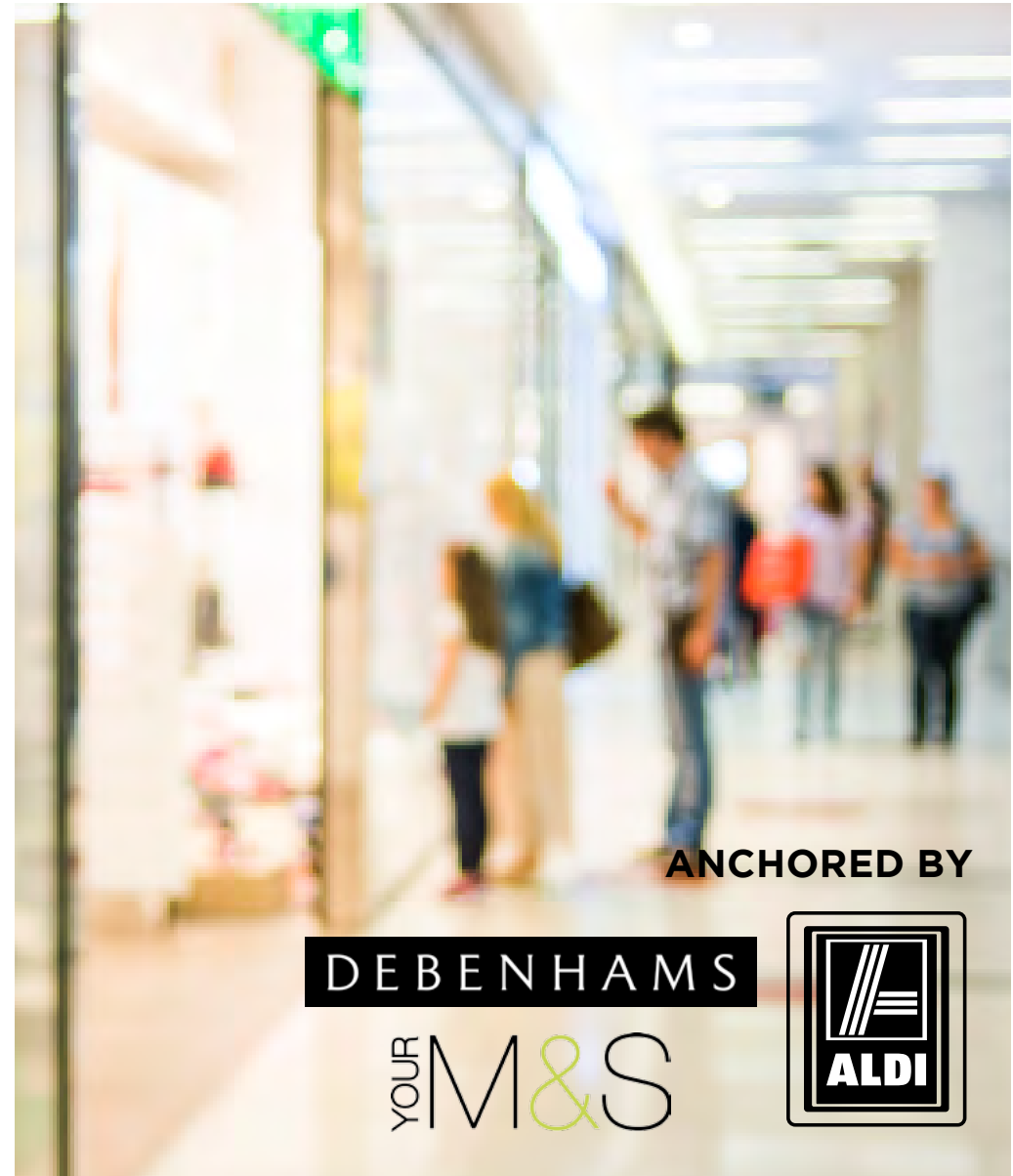




## THE VISION

In 2018, a fresh, extended and refurbished Frascati will open its doors to the public. The scheme will undergo a transformation in the form of an extension worth over €30 million which will see the centre almost double in size. Frascati Shopping Centre will become the heart of retail and leisure in Blackrock, one of the most affluent suburbs in Dublin.

**THE VISION IS TO CREATE A NEW AND VIBRANT SHOPPING CENTRE TO SERVE THE AFFLUENT CATCHMENT AND PUT BLACKROCK ON THE MAP IN TERMS OF MODERN RETAILING. THE SCHEME IS TO BE DELIVERED BY CHRISTMAS 2018**





21

NEW  
RETAIL  
UNITS



8



NEW FOOD  
& BEVERAGE  
UNITS

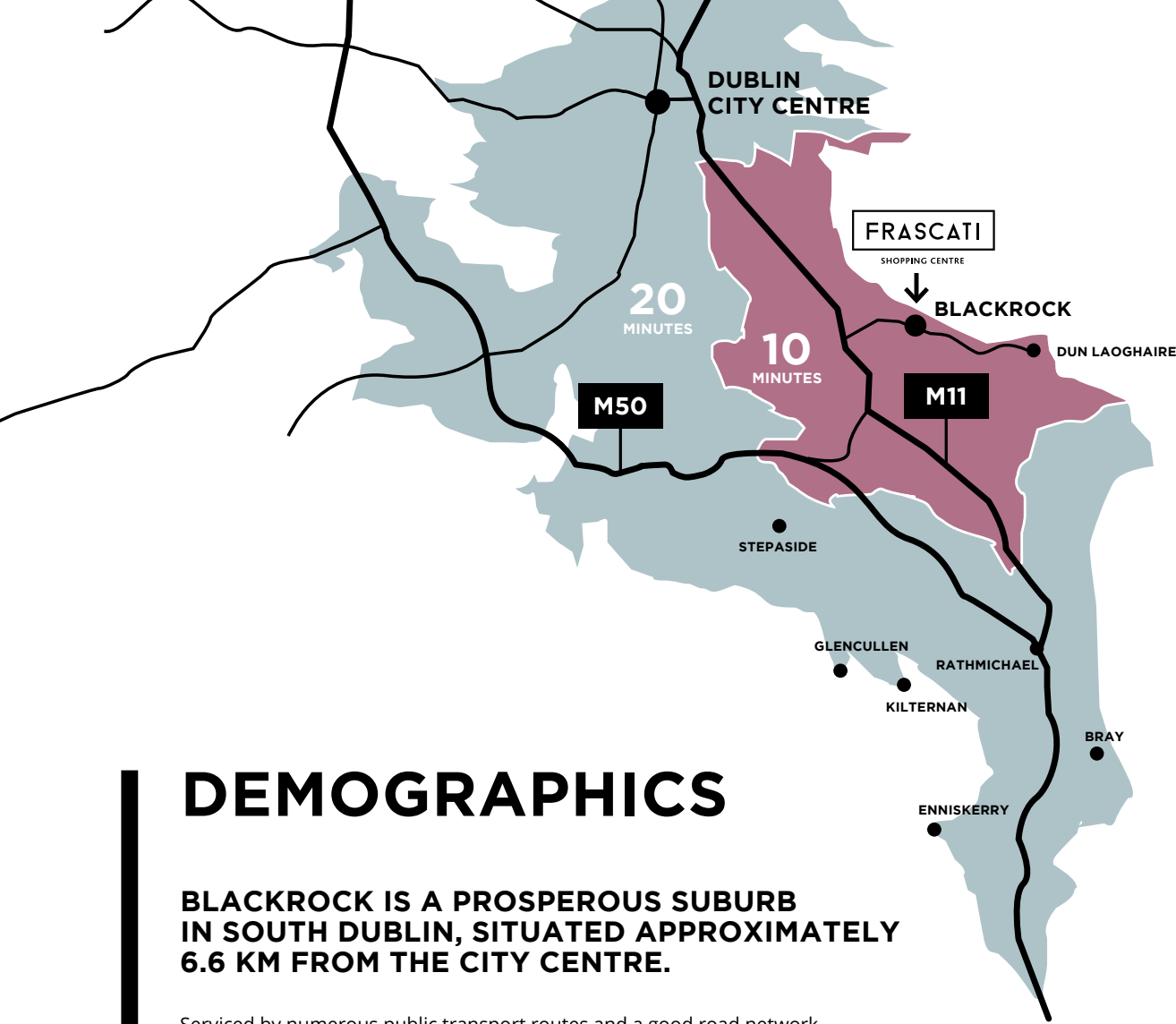
INCREASE  
IN SPACE



FULLY  
REFURBISHED  
SCHEME



**FRASCATI SHOPPING CENTRE  
WILL BECOME THE HEART  
OF RETAIL AND LEISURE IN  
BLACKROCK, ONE OF THE MOST  
AFFLUENT SUBURBS IN DUBLIN**



**144,000**

**LIVE WITHIN 10 MINUTES OF BLACKROCK**



**631,000**

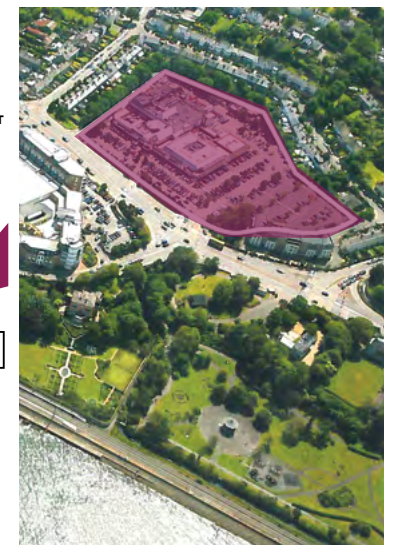
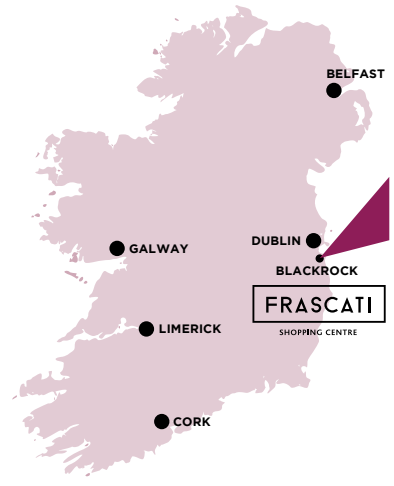
**LIVE WITHIN 20 MINUTES OF BLACKROCK\***

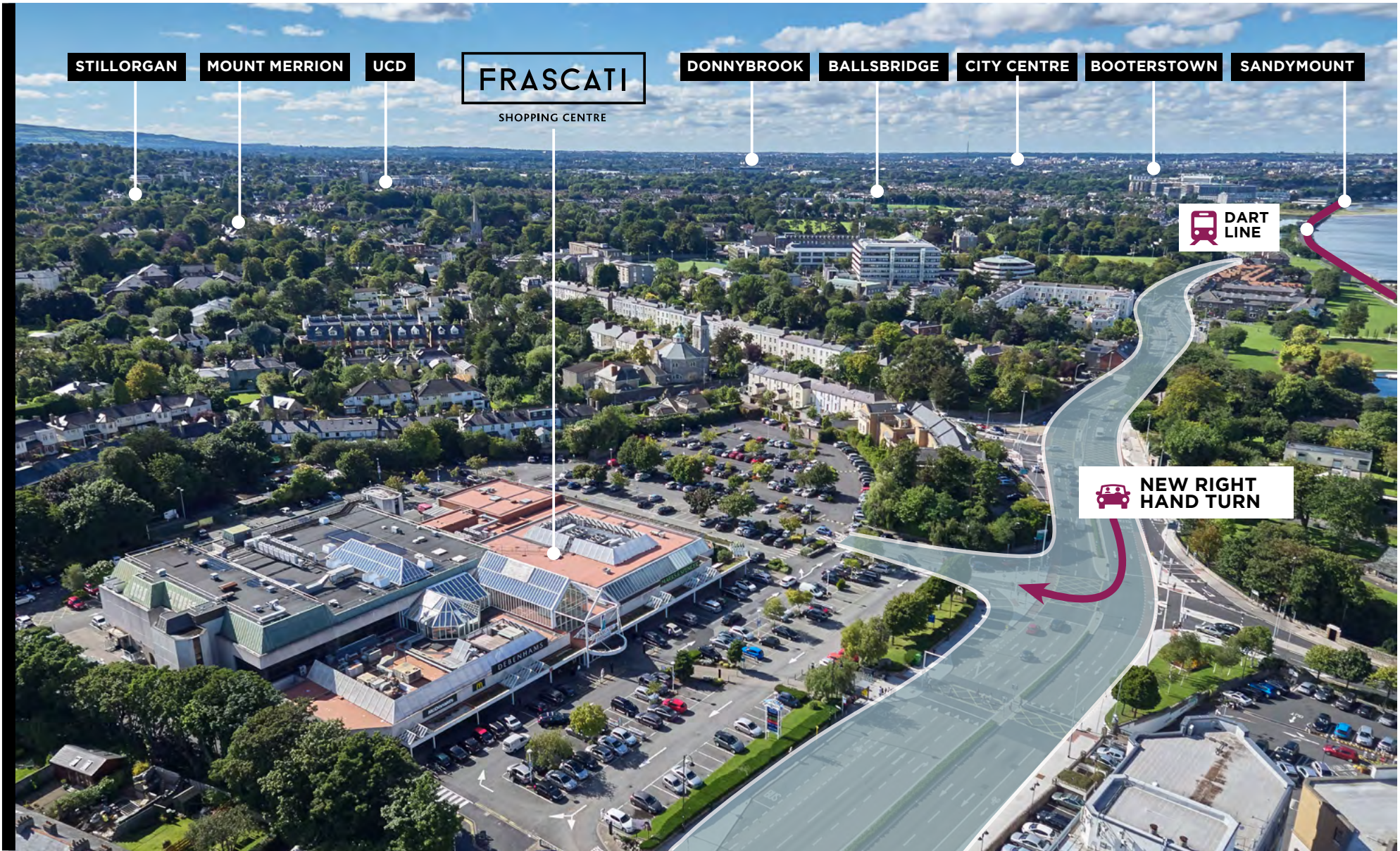


# DEMOGRAPHICS

**BLACKROCK IS A PROSPEROUS SUBURB IN SOUTH DUBLIN, SITUATED APPROXIMATELY 6.6 KM FROM THE CITY CENTRE.**

Serviced by numerous public transport routes and a good road network Blackrock has proved to be one of the most desirable residential areas in Dublin. Blackrock is bordered by the mature & affluent residential communities of Booterstown, Mount Merrion, Stillorgan, Foxrock, Leopardstown and Monkstown. The area has a range of industries, notably in the IT and financial service sectors. The close proximity of Dublin Bay makes Blackrock an ideal destination for leisure activities and it has a strong and vibrant visitor population.







DART STATION, BLACKROCK



MAIN STREET, BLACKROCK

## LOCATION

**THE IMMEDIATE POPULATION IS APPROXIMATELY 144,000 PEOPLE, WHILE OVER 631,000 LIVE WITHIN A 20 MINUTE DRIVE TIME.**

Frascati Shopping Centre is located in the heart of Blackrock accessible directly off the Frascati Road, one of the primary routes into Dublin City Centre from South Dublin. Blackrock Dart station is a mere 5 minutes walk away providing a direct train link into the City Centre.

**58%\*** OF CATCHMENT ARE WEALTHY ACHIEVERS, PROSPEROUS PROFESSIONALS



MARINA VIEW, BLACKROCK



## OVERVIEW

**BLACKROCK IS LOCATED IN THE HEART OF A PROSPEROUS SOUTH DUBLIN CATCHMENT**

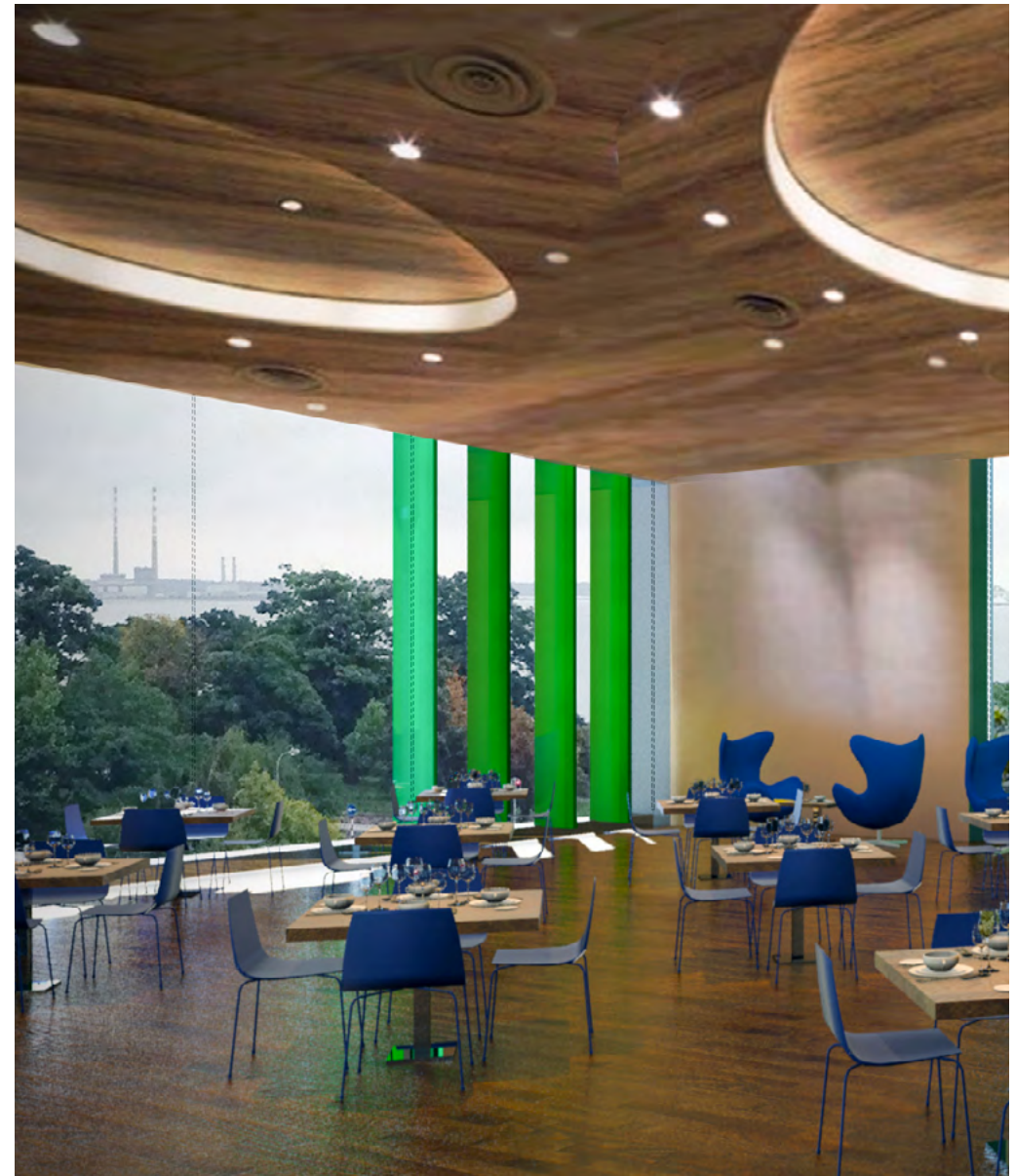
**BLACKROCK IS RECOGNISED AS A HUGEY DESIRABLE RESIDENTIAL LOCATION**

and has increasingly become a popular location to do business

**MAJOR BUSINESS PARKS** such as Cherrywood, Sandyford and Leopardstown are located within the catchment

**THE AREA IS HOME TO MAJOR MULTI-NATIONAL COMPANIES** such as Dell, Zurich, Vodafone and is the location for Microsoft's new Irish campus

**FRASCATI SHOPPING CENTRE** is a well-established Retail Centre in the affluent suburb of Blackrock











# SCHEME OVERVIEW

BER A3/B1

PROVISIONAL BER RATING FOR STANDARD NEW RETAIL UNIT: B1 - A3  
 BER NOS. AVAILABLE FROM CUSHMAN & WAKEFIELD & CBRE  
 RANGE OF ENERGY PERFORMANCE INDICATORS:  
 B1 - 350 KWH/M2/YR A3 - 150 KWH/M2/YR

**30 MILLION EURO MAKEOVER**  
 AND EXTENSION PLANNED BETWEEN NOW AND 2018, TO CREATE DOUBLE HEIGHT PROMINENT RETAIL SCHEME ON FRASCATI ROAD

**BRAND NEW F&B QUARTER**  
 WITH SPECTACULAR VIEWS OVER DUBLIN BAY

ANCHORED BY  
**M&S / ALDI / DEBENHAMS**

**100%**

CURRENT OCCUPANCY INCLUDING MCDONALDS, PETER MARK, BOOTS & VODAFONE.



**NEW UNITS TO FORM EXTENSIVE FOOD & BEVERAGE OFFER**



**NEW GROCERY ANCHOR**

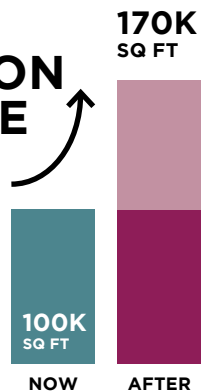


**NEW PRIME RETAIL UNITS**



**NEW HIGH PROFILE MSU UNITS**

**NEW EXTENSION INCREASE OF PRIME MODERN SPACE**



**AIR CONDITIONED NEW MALL**



**FULLY UPGRADED & REFURBISHED EXISTING MALL**

**NEW TOILET CORE WITH 'MOTHER & BABY' FACILITIES**

**RETAIL UNITS WILL BE 5.4M FLOOR TO FLOOR**



and vary in size as per the scheme plans

**NEW MULTI STOREY CAR PARK WITH**

**550 SPACES**



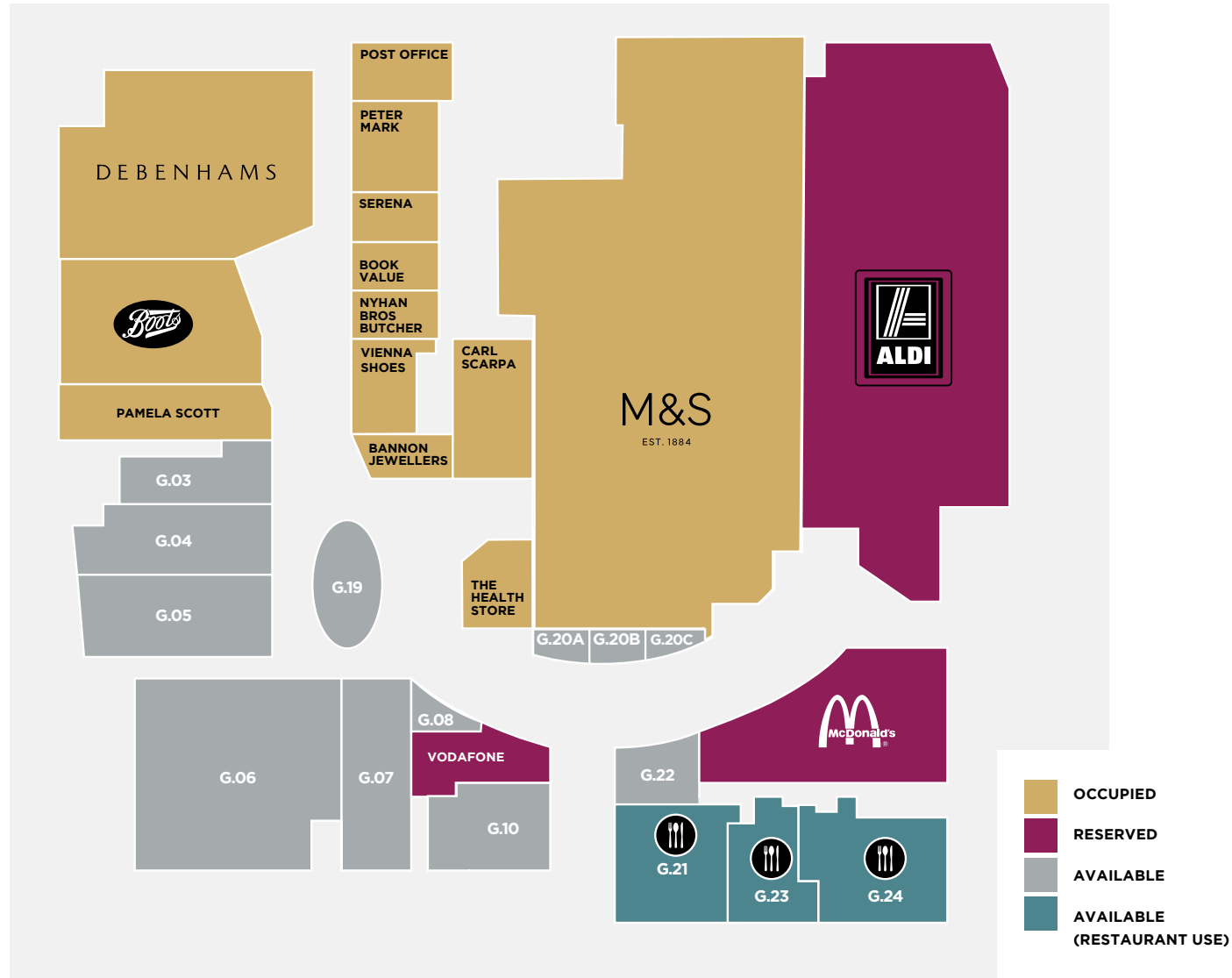
**NEW ACCESS AND EGRESS ARRANGEMENT**

to the Shopping Centre allowing a right turn into the centre





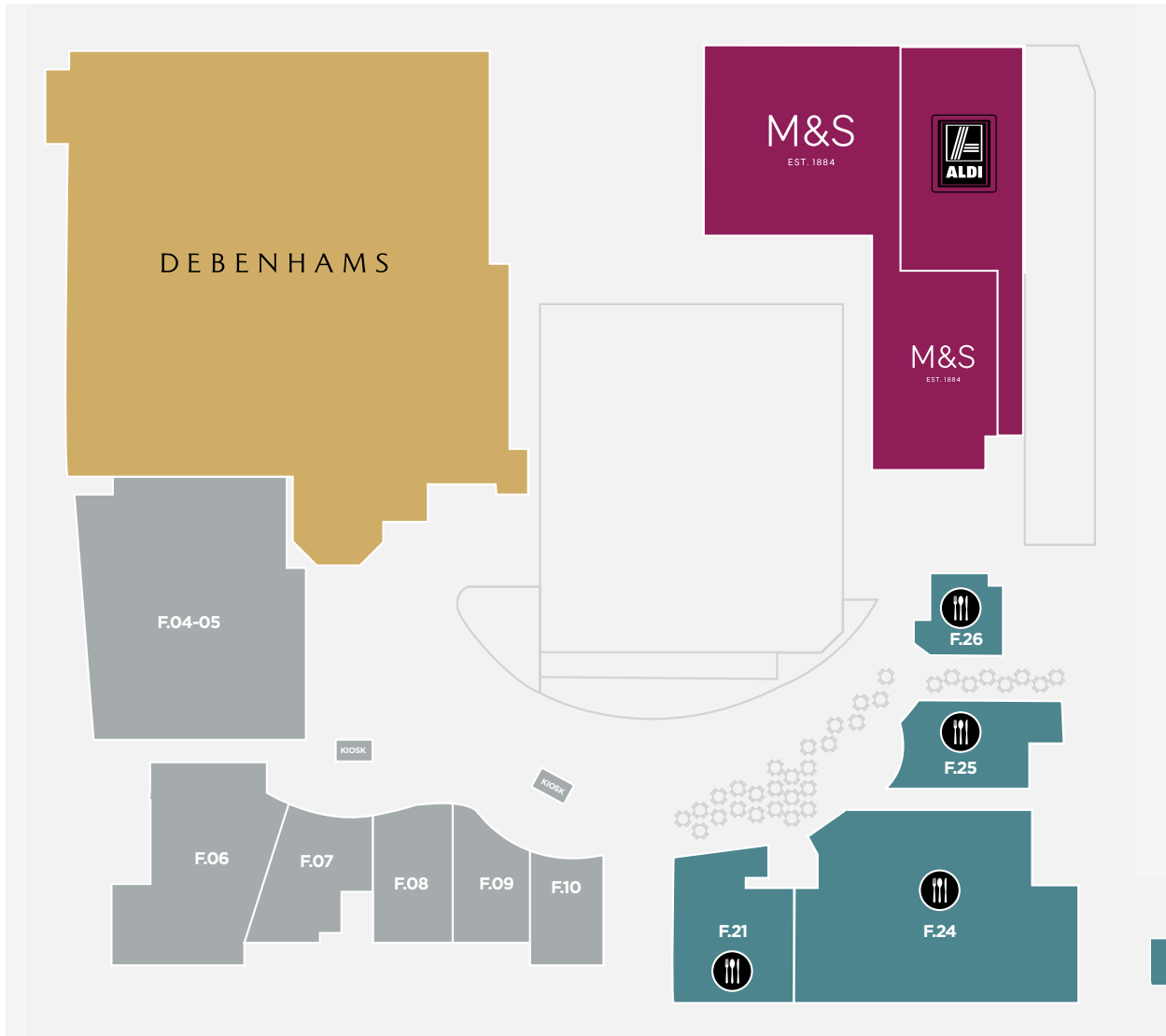
# PROPOSED GROUND FLOOR PLAN



GROUND FLOOR	AREA SQ.M
<b>RETAIL</b>	
G.01	302
G.02	134
G.03	101
G.04	170
G.05	211
G.06	501
G.07	167
G.08	25
G.09	97
G.10	131
G.11	50
G.12	51
G.13	50
G.14	94
G.15	75
G.16	117
G.17	140
G.18	48
G.19	89
G.20	81
G.20A	22
G.20B	17
G.20C	17
G.22	84
<b>RESTAURANT/ FOOD OFFER</b>	
G.21	149
G.23	87
G.24	166
G.25	380



# PROPOSED 1ST & 2ND FLOOR PLANS



FIRST FLOOR AREA SQM	AREA SQ.M
<b>RETAIL</b>	
F.04-F.05	553
F.06	281
F.07	138
F.0	104
F.09	79
F.10	84
<b>STORAGE</b>	
F.26 349	355
F.27 279	639
<b>RESTAURANT/ FOOD OFFER</b>	
F.21	190
F.24	472
F.25	155
F.26	71
S.01 Restaurant	238

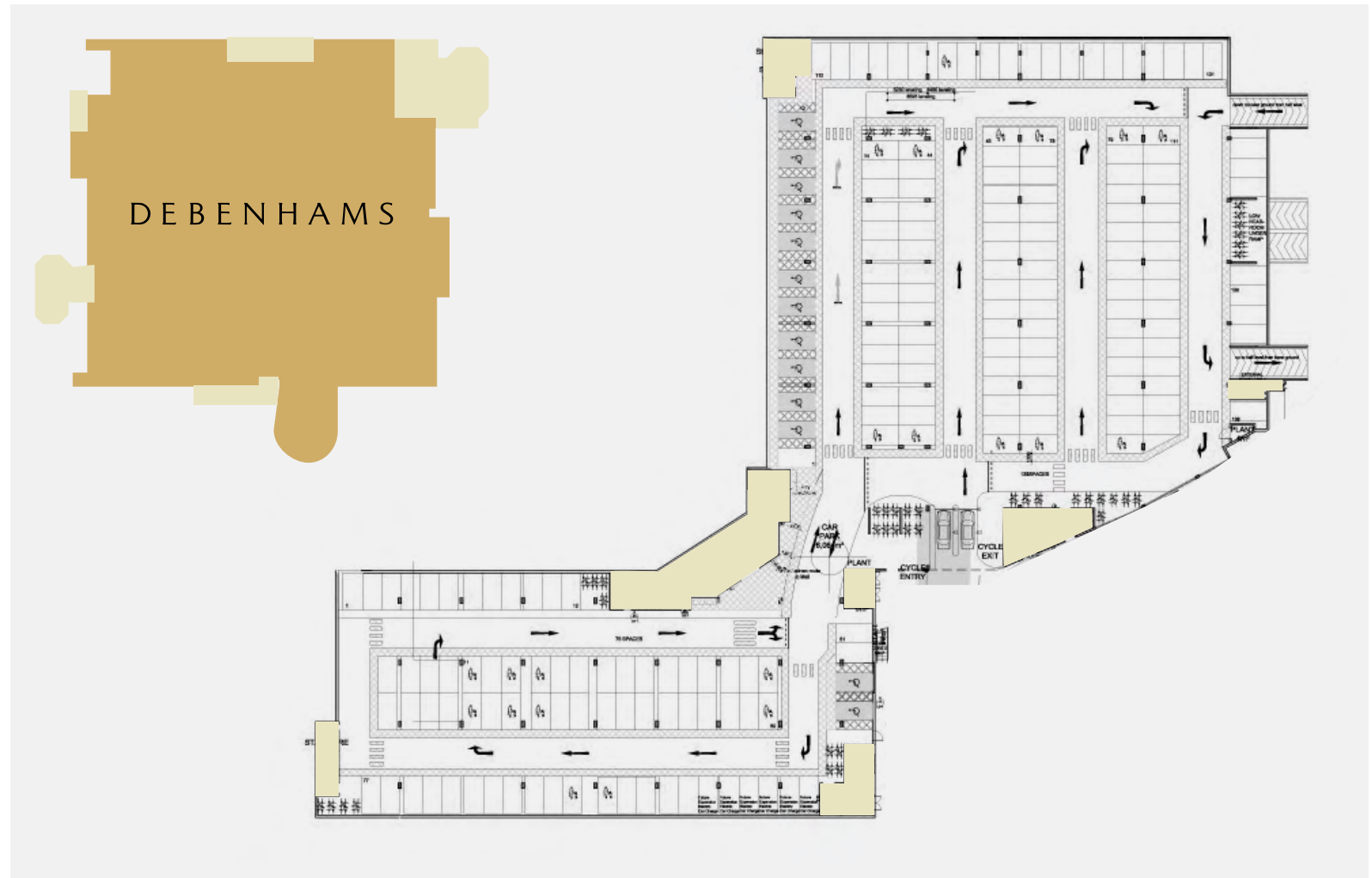
## 2ND FLOOR RESTAURANT UNIT

- OCCUPIED
- RESERVED
- AVAILABLE
- AVAILABLE (RESTAURANT USE)



# DETAILED FLOOR PLANS

## LOWER GROUND FLOOR



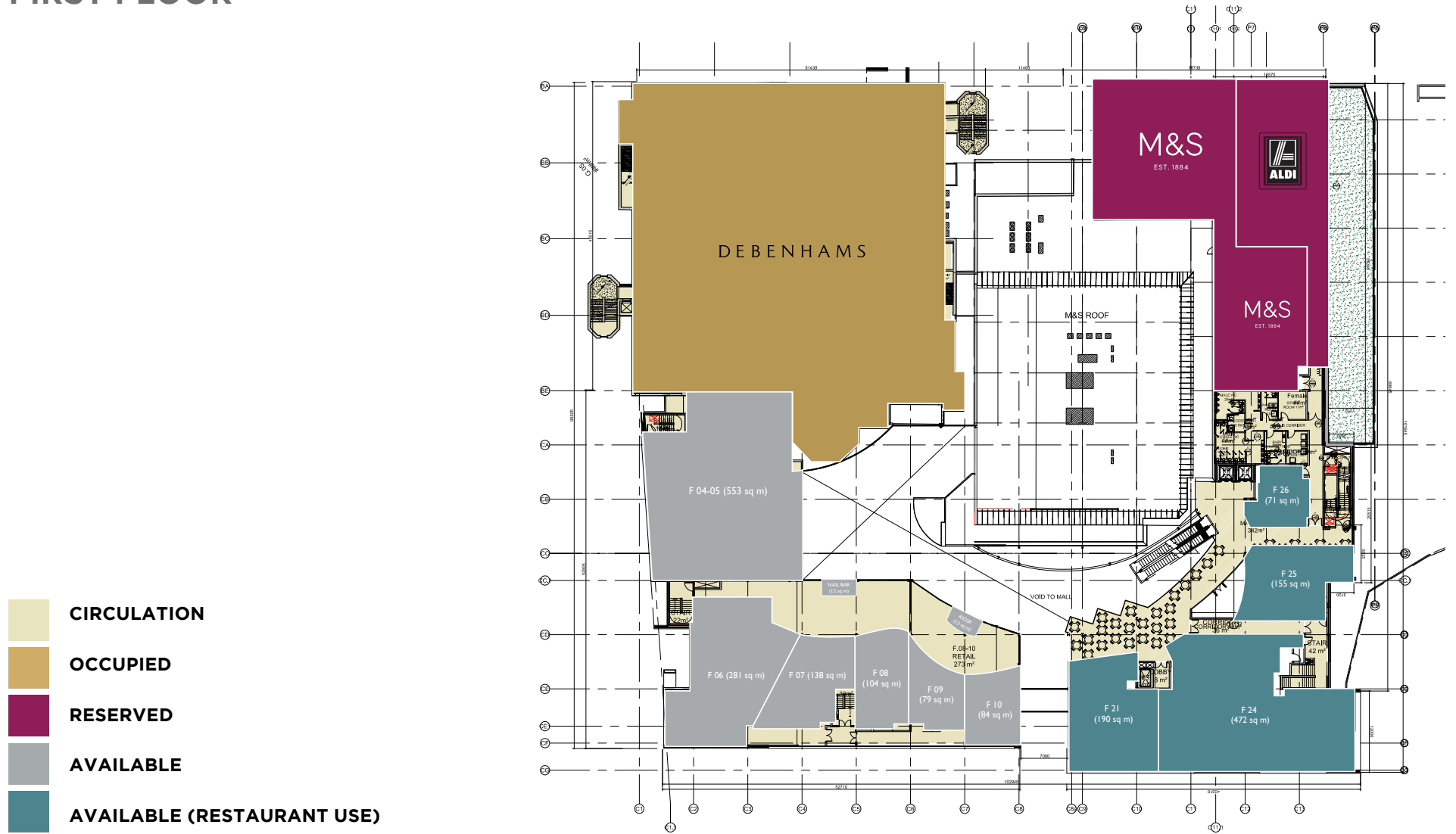
# DETAILED FLOOR PLANS

## GROUND FLOOR



# DETAILED FLOOR PLANS

## FIRST FLOOR





# LEASING TEAM

**JOHNNY O'CONNOR**  
johnny.oconnor@cbre.com  
+353 1 618 5500

**SIMON PLUNKETT**  
simon.plunkett@cbre.com  
+353 1 618 5512

**HARRY WOOD**  
harry.wood@cbre.com  
+353 1 618 5531

**KARL STEWART**  
karl.stewart@cushwake.ie  
+353 1 639 9300

**LOUISE DONNELLY**  
louise.donnelly@cushwake.ie  
+353 1 639 9300

**ANNA GILMARTIN**  
anna.gilmartin@cushwake.ie  
+353 1 639 9239



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