



THE HEART OF SOUTH DUBLIN...

STILLORGAN
VILLAGE





LOCATION

Stillorgan is an affluent Suburb in South Dublin, located approximately 8 km from the City Centre.



The Suburb is located on the N11 and benefits from public transport routes to include the popular 145 and 46a bus services'.

These routes operate along the Quality Bus Corridor located within a 5 minutes' walk from the centre.

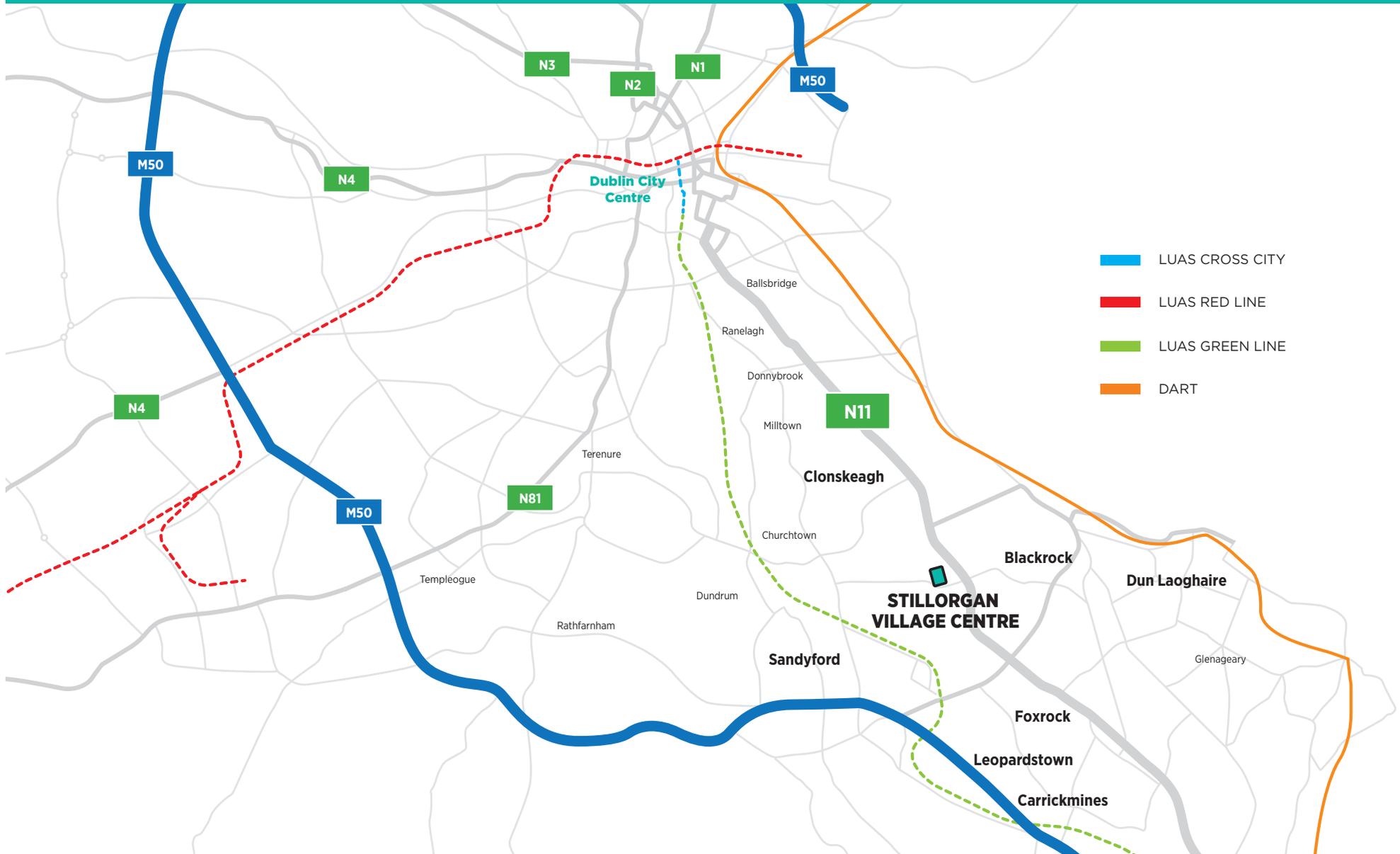
Stillorgan Luas stop is located within a 6 minutes' drive, providing a light rail service into the bustling Stephen's Green.

In addition, given the close proximity to the nearby M50, Stillorgan has increasingly been a highly sought after residential location in South Dublin.

Bordered by suburbs including Mount Merrion, Dundrum, Sandyford, Blackrock, Booterstown and Monkstown, the area has a range of industries, notably in the IT and financial service sectors.

- The area is recognised as a hugely desirable established residential location and has increasingly become a popular location to do business.
- Neighbouring business parks within the immediate catchment include Sandyford, Central Park and the UCD Campus.
- The area is home to major multi-national companies such as Microsoft, Salesforce, Vodafone, Avaya International and Bank of America Merrill Lynch.

DUBLIN TRANSPORT LINKS





“Stillorgan Village Shopping Centre is the first and best neighbourhood Shopping Centre in Ireland. Stillorgan has exciting revitalisation to come, with an excellent tenant line up in situ, which will be further enhanced in the coming years. The Shopping Centre is at the heart of the village and will cater for the affluent residents in its surrounds”

CURRENT RETAIL OFFERING IN EXCESS OF 141,590 SQ FT, EXTENDING TO APPROX. 157,590 SQ FT

550

FREE CAR PARKING SPACES

42

STORES

8

CURRENT FOOD OFFERINGS

100,000

FOOTFALL PER WEEK.

Stillorgan Village Shopping Centre, is the heart of Stillorgan Village offering an excellent retailer line up such as Dunnes Stores, Kilkenney, Donnybrook Fair, McDonalds and a newly upgraded Tesco Store opening end 2017. The centre is gradually being enhanced and upgraded by Kennedy Wilson to ensure it remains the best neighbourhood in Dublin. The scheme will undergo significant transformation which will add an additional 11,500 sq ft of modern retail space along with extending the current food offering by a further 4,790 sq ft on first floor level.



KILKENNY



DUNNES STORES



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N11

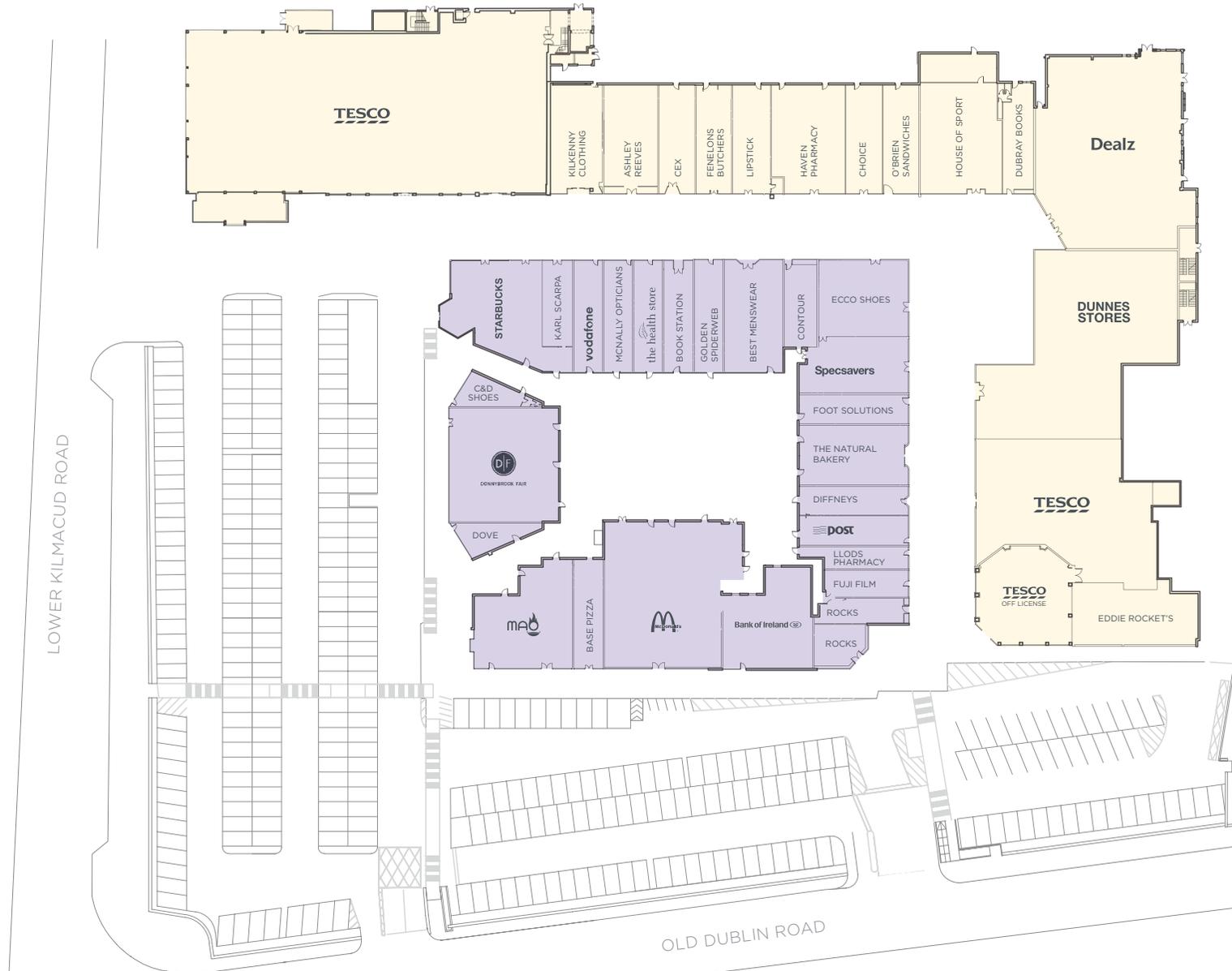
LEISUREPLEX

STILLORGAN VILLAGE CENTRE

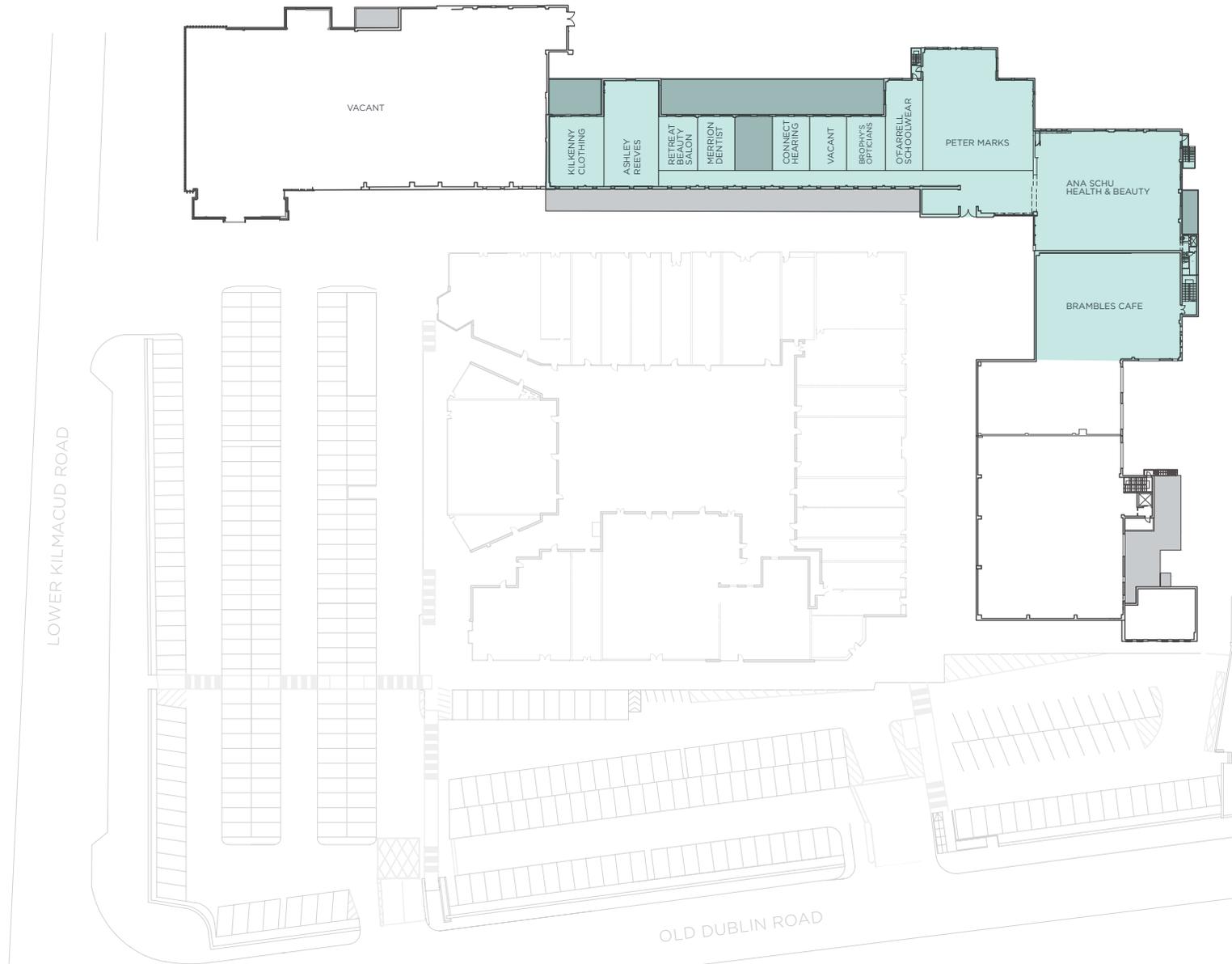
KILMACUD ROAD



GROUND FLOOR



FIRST FLOOR





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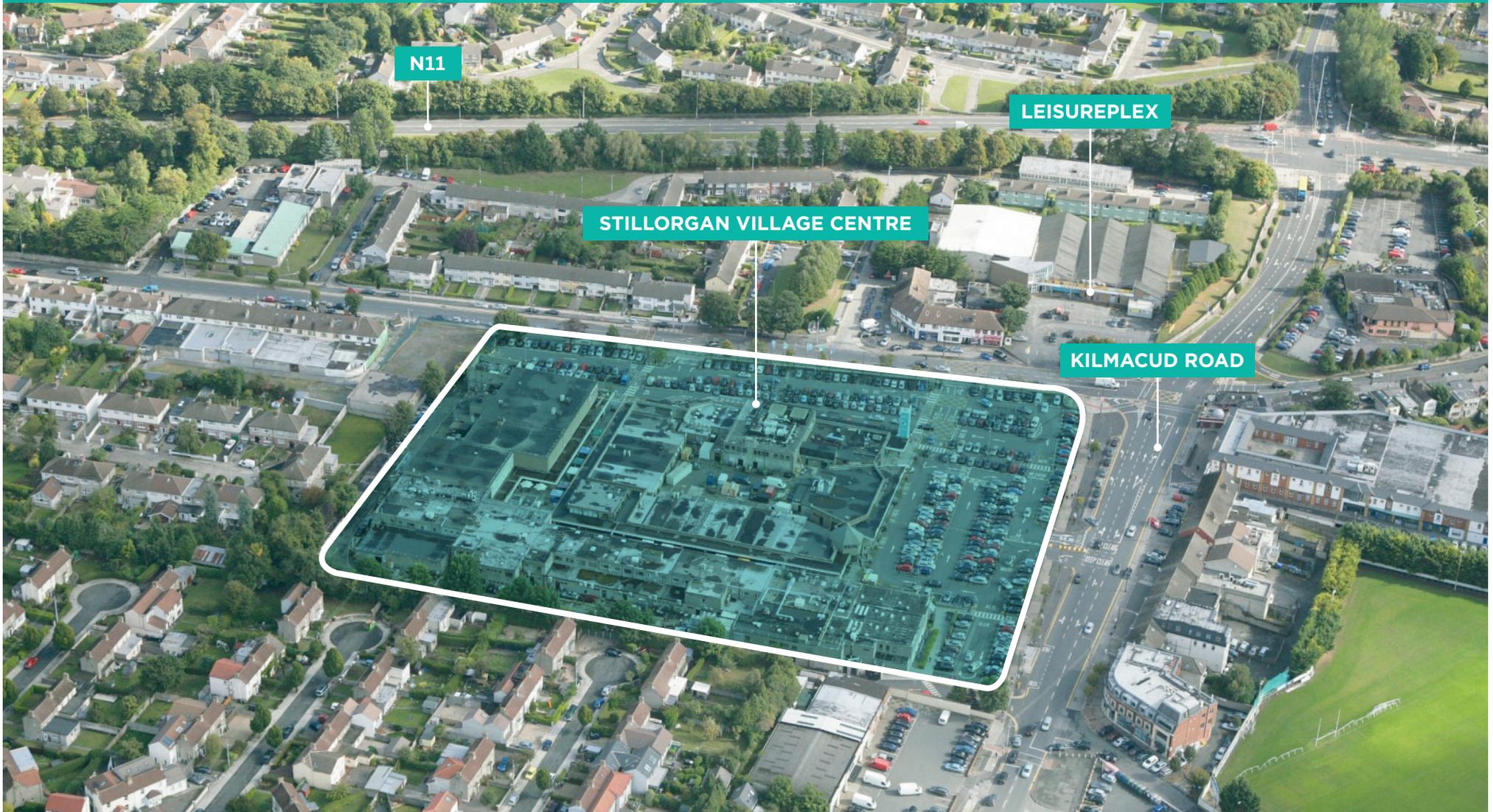
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STILLORGAN VILLAGE

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Conditions to be noted: **1.** These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. **2.** The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. **3.** All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. **4.** In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. **5.** The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. **6.** Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. **7.** The Vendor reserves the right not to accept the highest or any offer made.