

TO LET



# FOUR LAKES

RETAIL PARK

DUBLIN ROAD, CARLOW



# FOUR LAKES RETAIL PARK

DUBLIN ROAD, CARLOW

- Retail park consisting of 8 warehousing units with a total area of 10,600 sq m (114,000 sq ft).
- The scheme is suitable for a variety of uses including furniture, bathrooms, kitchens, tiles, carpets, electrical and toys amongst others.
- The individual units range from 450 sq m (4,840 sq ft) with 200 sq m mezz (2,150 sq ft) up to 908 sq m (9,770 sq ft)
- Occupiers include Supermacs, Currys, PC World, Maxi Zoo and Army Surplus Store.
- Approx 312 free surface level car parking spaces.
- Recent letting completed to The Range anchoring the scheme extending to 2,585 sq m (27,827 sq ft) with mezzanine of 1,082 sq m (11,648 sq ft)



 AVAILABLE UNIT(S)





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### ACCOMMODATION SPEC

Unit	Tenant	Demise	Sq M	Sq Ft
2	Vacant	Ground Floor	908	9,770
		Mezz	458	4,935
3	Vacant	Ground Floor	463	4,989
		Mezz	233	2,510
4	Vacant	Ground Floor	464	4,991
		Mezz	234	2,516

### CARLOW DEMOGRAPHICS



Catchment Population  
**98,799**

Aged 25 to 64  
**53.55%**

County Carlow Population  
**54,612**



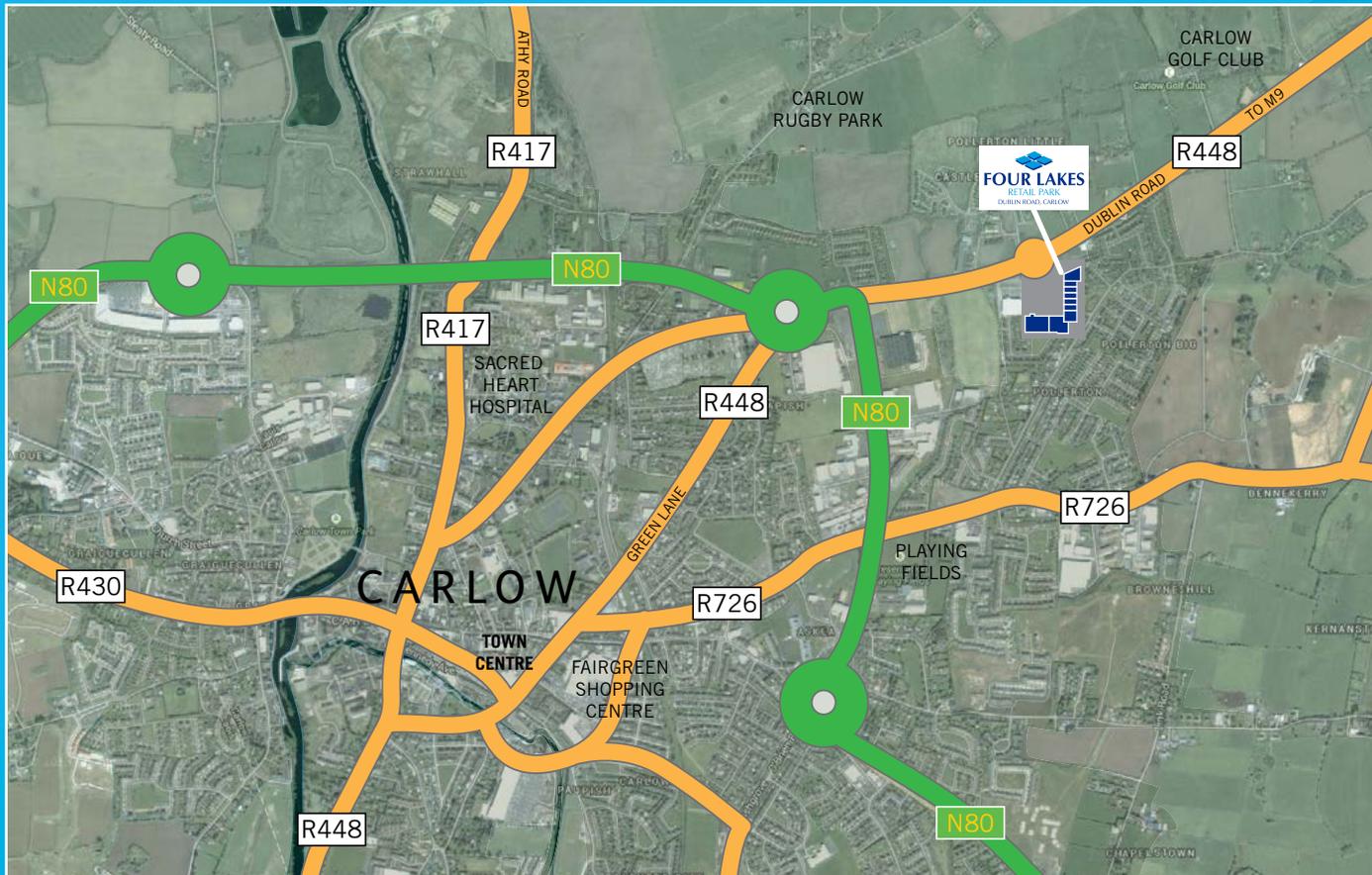
Owner-Occupied Housing  
**70.7%**



House Types  
**94.9%**  
Houses/Bungalows



Estimated Annual Expenditure on Durable & Non-Durable Household Goods  
**€81,861,284**



**FOR FURTHER DETAILS  
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Full Building Energy Rating Certificates and Advisory Reports available on request.

**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. DTZ Sherry FitzGerald Registration No: 002222