

BUILDING ON AN ESTABLISHED RETAIL LOCATION

NORTHWOOD AVENUE, SANTRY, DUBLIN 9


**BLACKWOOD
SQUARE**

A RETAIL SPACE TO THRIVE IN

DESCRIPTION

SINCE 2005 COSGRAVES HAVE BEEN GRADUALLY DEVELOPING THEIR INITIAL 50-ACRE LAND HOLDING AT NORTHWOOD. TO DATE, COSGRAVES HAVE CONSTRUCTED A 147,000 SQ. FT. RETAIL PARK AND NEIGHBOURHOOD CENTRE (GULLIVERS).



FULLY OCCUPIED

This is fully occupied and includes tenants such as: Homebase, Lidl, JYSK, Hickeys, Petmania, EZ Living, McDonalds, Mr. Price, Eurospar, McCabes Pharmacy and Costa Coffee. In 2008, Cosgraves completed two office blocks extending to 150,000 sq. ft. These are fully let and include tenants such as: ESB, BMW, NSAI, Affidea, Express Care, Clarks Shoes and Geberit.

Over the past five years, Cosgraves completed a housing scheme comprising 140 homes (Cedarview) and two apartment schemes comprising 260 units (Pappan Grove and Bridgefield).



Blackwood Square is Cosgraves latest development. It is located directly opposite Homebase and Lidl. The 4.5 acre development comprises five ground floor retail units, a creche, and 330 residential units overhead, split over four blocks, all served by a basement carpark.

The single storey ground floor retail units front onto a new public plaza, which in turn fronts onto Gullivers Retail Park carpark. Each unit has the benefit of a fully glazed shopfront with a pair of integrated, automatic glazed sliding doors. The units are finished in shell condition within a clear internal height of 3.25 metres (slab to slab). All mains services are terminated within the unit, ready for connection to the tenants.



A THRIVING LOCATION

BLACKWOOD SQUARE IS LOCATED IN THE PRIVATELY MANAGED ESTATE OF NORTHWOOD, LOCATED APPROXIMATELY 1.5 KILOMETRES DIRECTLY SOUTH OF DUBLIN AIRPORT AND APPROXIMATELY 8 KILOMETRES DIRECTLY NORTH OF DUBLIN CITY CENTRE.

Northwood is accessed from Exit 4 of the M50 Motorway and is located between Ballymun Road (R108) to the west and Swords Road (N1) to the east.



Average spend per customer

€120



Complementary per customer

650



2020 to 2021 visitor growth

20.22%



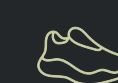
Average monthly footfall

250,000



Average monthly cars

110,000



Average shopping space

142,000 SQ FT.

THE PERFECT LOCATION

Dublin City Centre
8km

Beside IKEA and Decathlon
2min

Within 30 mins travel
321,955

Exit 4 on the
M50

Within 10 mins travel
142,000

Within 10 mins are ABC1
XX

Within 20 mins travel
XX

Daytime population nearby is
000,000

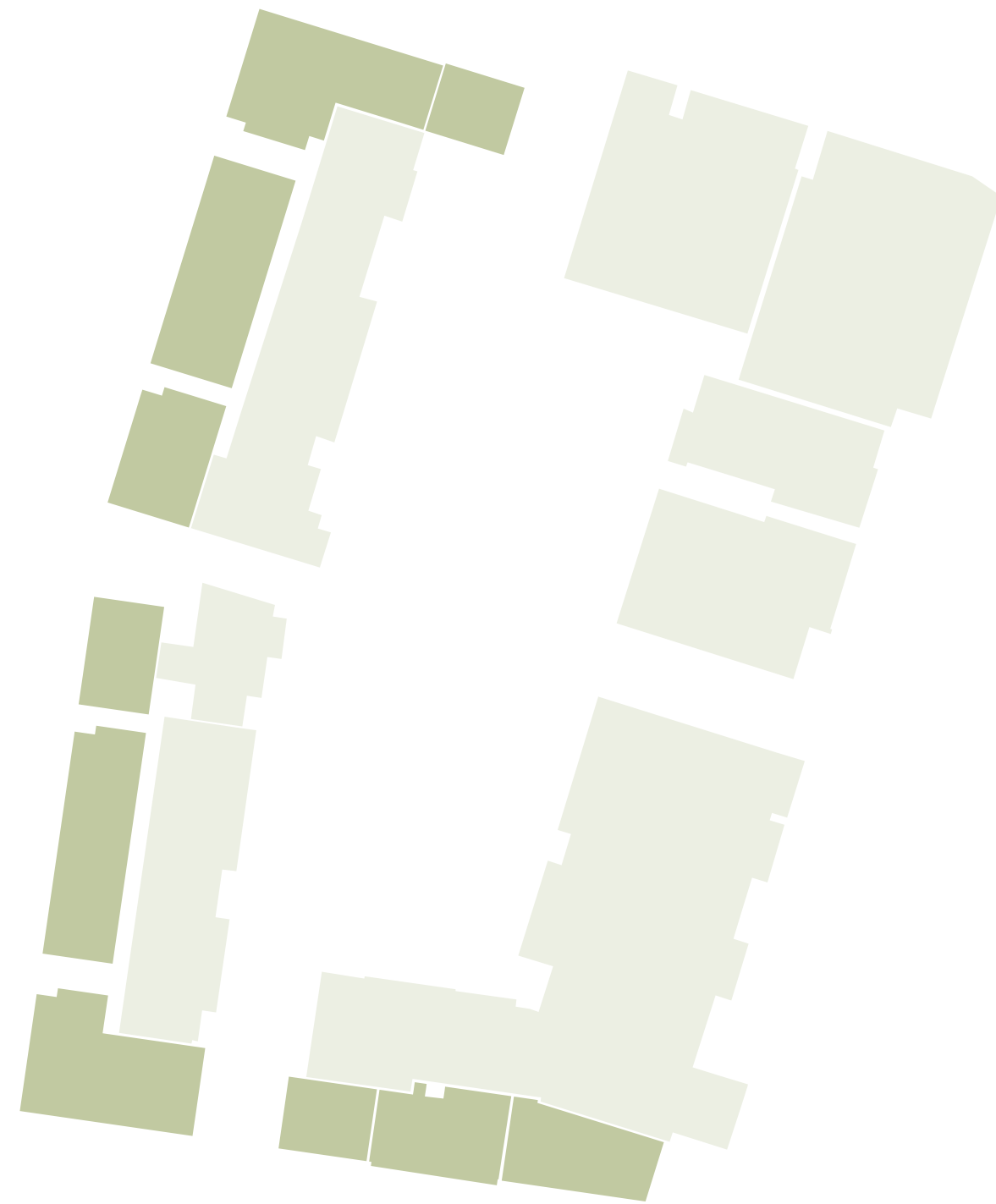


SITE MAP

THE UNITS RANGE IN SIZE FROM 102 SQ. M. TO 242 SQ. M. WITH LARGER UNITS CAPABLE OF SUB-DIVISION.

THE SCHEDULE OF ACCOMMODATION IS AS FOLLOWS:

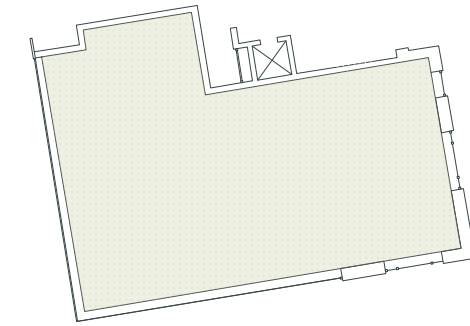
Units	SQ M	Availability
Retail Unit 1	239	Available
Retail Unit 2	216	Available
Retail Unit 3	102	Reserved
Retail Unit 4	140	Available
Retail Unit 5	242	Available
Crèche Facility	224	Reserved



Not to scale. For identification purposes only.

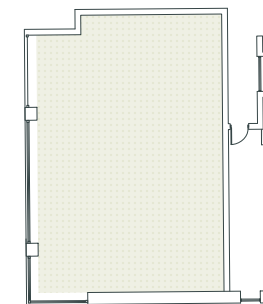
Retail Unit 1

Unit 1 239 sq m



Retail Unit 4

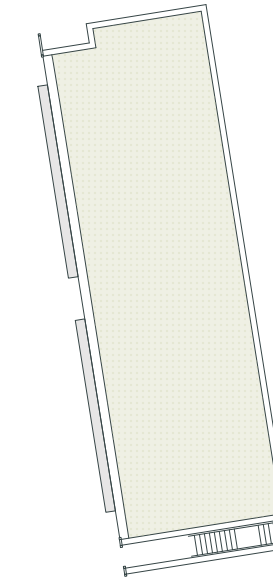
Unit 4 140 sq m



Not to scale. For identification purposes only.

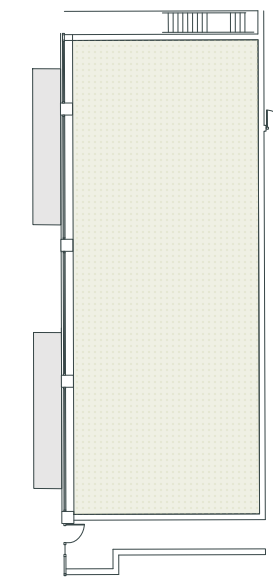
Retail Unit 2

Unit 2 216 sq m



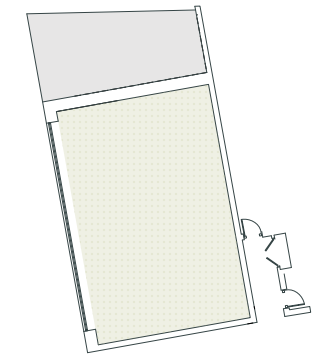
Retail Unit 5

Unit 5 242 sq m



Retail Unit 3

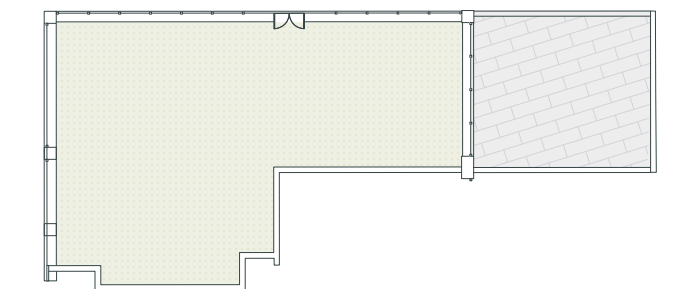
Unit 3 102 sq m



Childcare

Crèche Facility 224 sq m

Outdoor playground 73 sq m



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THE AGENTS

CONTACT DETAILS

BUILDING ON AN ESTABLISHED RETAIL LOCATION



RENT & LEASE TERMS
On Application

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SQUARE

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**BLACKWOOD**
SQUARE

A COSGRAVES GROUP DEVELOPMENT