



CROSS
WEST
TALLAGHT

WELCOME

ABOUT US

Cross West Tallaght is part of the rapidly developing urban area of Tallaght, a 'new town' which was built in the 1960s and has been developing over the past 60 years. Tallaght is a sought after and desirable commercial and residential location due to its access to key locations. With Dublin city centre only 11km away, there is also a Luas line which services the area.

Cross West Tallaght has over 1,650 parking spaces. This, along with the Luas being so easily accessible, accounts for the average footfall in the area of 4,500 people per day.



EXISTING OCCUPIERS

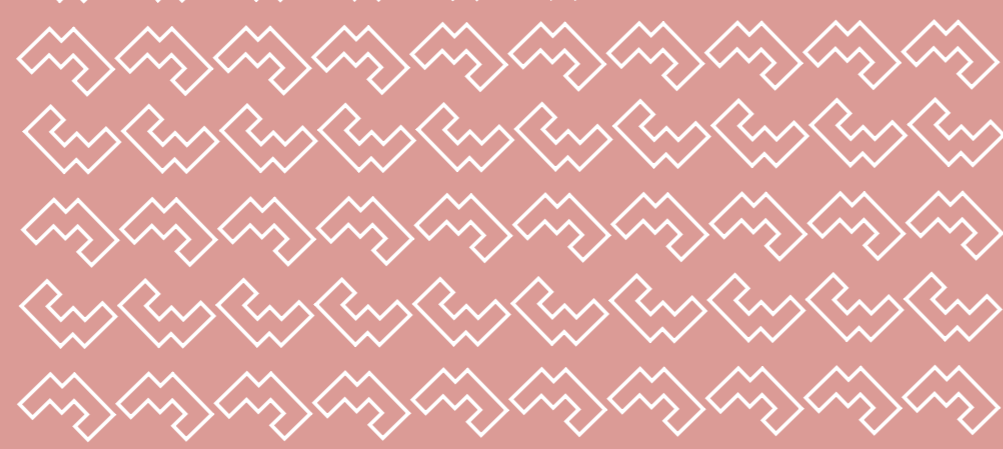
Current occupiers within the scheme include Talacare, Aldi, Flyefit, Tallaght Cross Pharmacy, National Ambulance Services TLC DOC Out of Hours Doctor and Tallaght Cross Hotel, a 186 bedroom hotel.

The development is adjacent to occupiers such as Tallaght University Hospital (TUH), which accommodates approx. 415 bed spaces and employs almost 3,000 people.

Other adjoining occupiers include South County Dublin County Council, The Square Shopping Centre, Rua Red South Dublin Arts Centre, Theatre, County Library and Civil Centre.



THE NUMBERS GAME



DEMOGRAPHIC MAKEUP OF THE AREA ALL WITHIN 5 MINUTES OF CROSS WEST TALLAGHT



107,000

LOCAL RESIDENTS

Tallaght is the third most densely populated area in the country after Dublin City Centre & Cork City Centre.



20,000

EMPLOYEES

Major employers include Tallaght Hospital, The Civic Offices, Institute of Technology, Tallaght.



75,000

DAILY LUAS PASSENGERS

The Red Line of LUAS, Dublin's tram system, provides a direct and rapid link between The Square and Dublin City Centre.



2,500

VEHICLES PER DAY

The car park at Cross West Tallaght reflects a foot fall over 4,500 customers per day visiting the mixed use of amenities.



SOCIO-ECONOMIC PROFILE



62%

UNDER 45



31%

TRAVEL TO WORK BY FOOT, BIKE OR PUBLIC TRANSPORT



53%

ARE IN FULL-TIME EMPLOYMENT

SURROUNDING AREA

Cross West Tallaght offers superb ease of access to all essential amenities associated with city living.

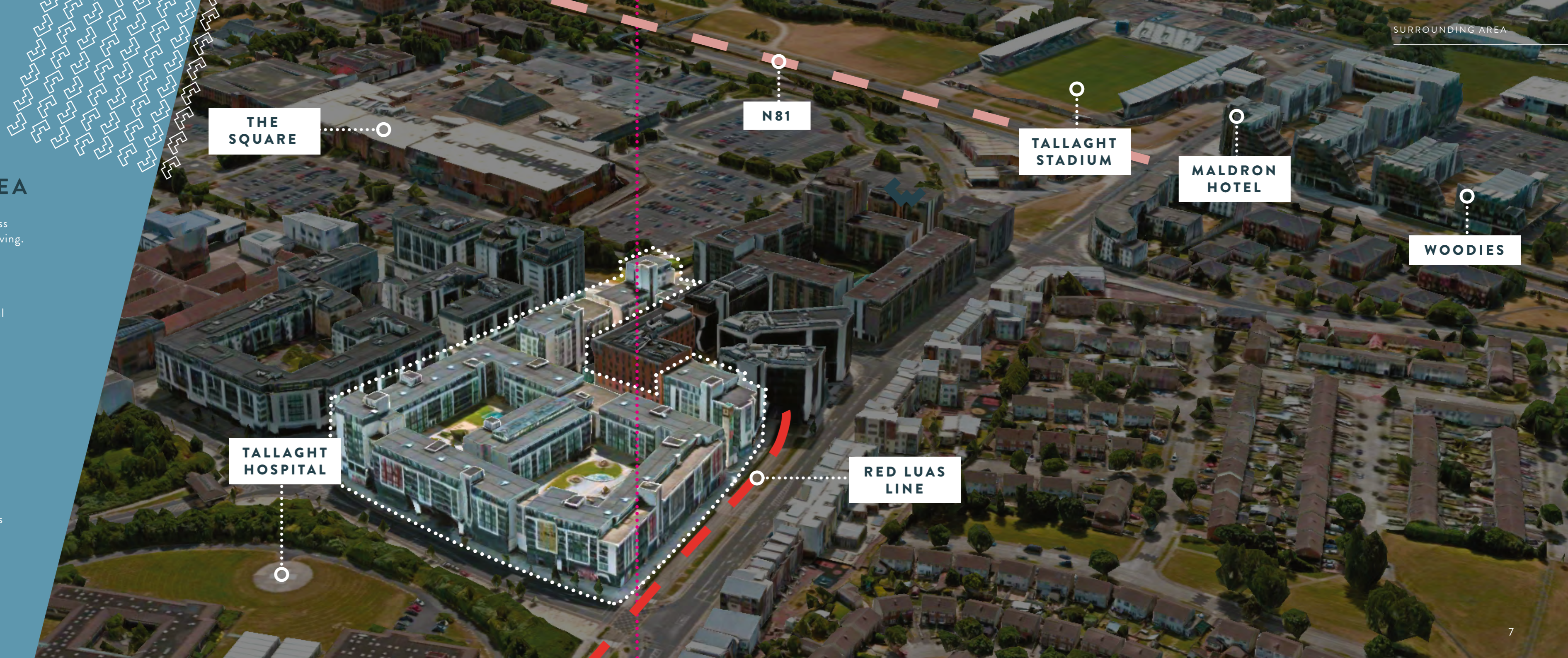
- Excellent transport links
- Lifestyle entertainment
- Retail offerings

As well as being moments from the recreational benefits of the countryside to the west.

The development is perfectly positioned within Tallaght adjacent to occupiers such as:

- Tallaght Hospital
- South County Dublin County Council,
- The Square Shopping Centre
- Rua Red South Dublin Arts Centre
- Theatre
- County Library
- Civil Centre

As well as Belgard Road, Airtown Road and Cookstown Industrial Estate offering numerous industrial, office and retail occupiers.



COMMERCIAL SPACES

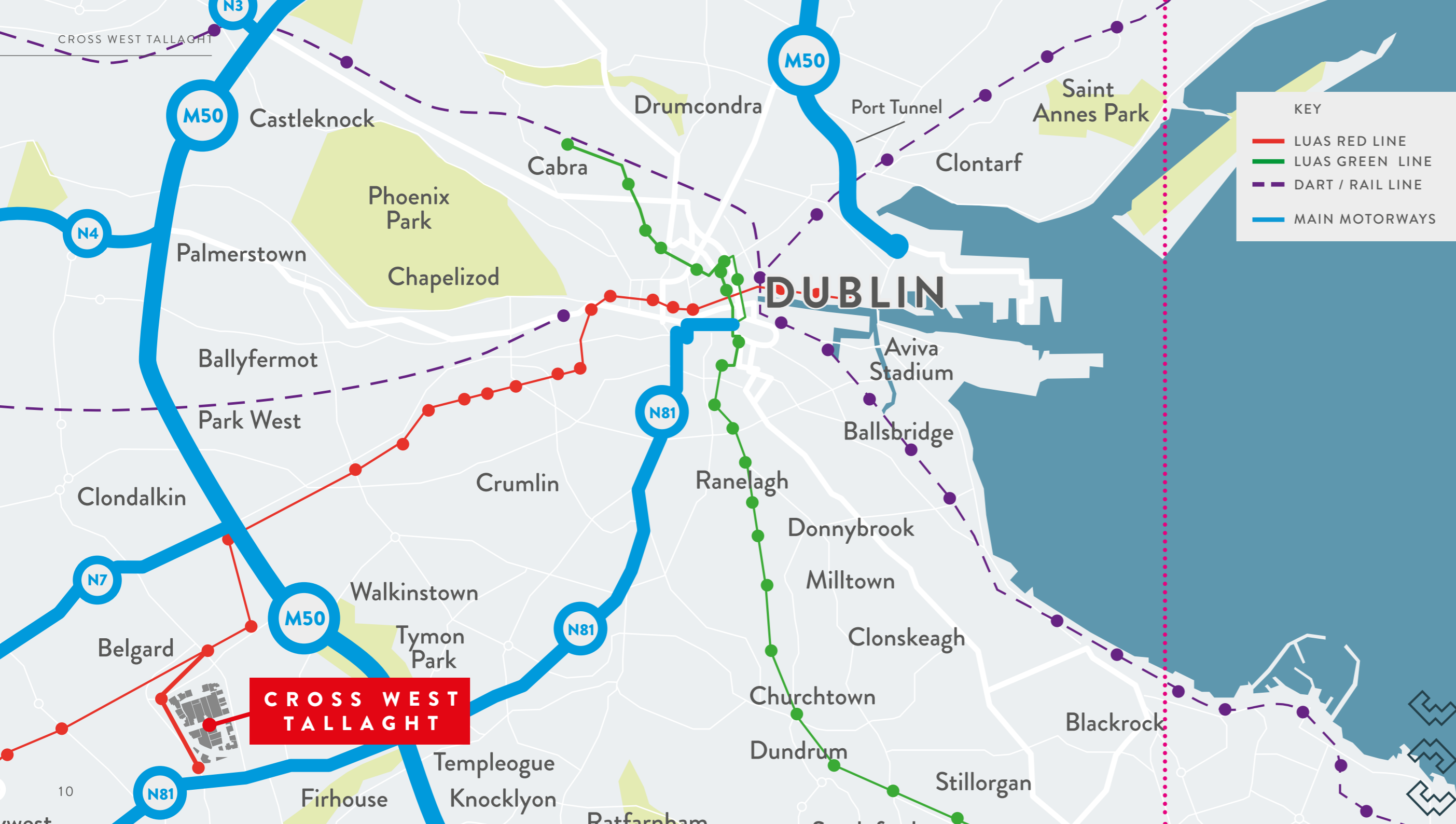
Cross West Tallaght has a variety of commercial units available for leasing with flexible terms. With a range of sizes available we can cater for large occupier requirements or provide a more compact space to those who need it.

In addition to retailer space we also have planning permission for a Creche in Unit H1. This is a fantastic business opportunity, as it takes advantage of the working population surrounding the scheme.

The car park contains a total of 1,650 parking spaces over three levels.

SCHEDULE OF ACCOMMODATION		
UNIT	SQ.M.	SQ.M.
B4	1,068.9	11,506
B7	1,272.3	13,695
B8	241.3	2,597
B9	210.6	2,267
B10	381.8	4,110
B11	598	6,437
B12	306	3,294
B13	296	3,186
H1	552	5,942
G1 - G2 (Ground Floor)	658	7,083
G1 - G2 Mezz	466	5,016





KEY

- LUAS RED LINE
- LUAS GREEN LINE
- - - DART / RAIL LINE
- MAIN MOTORWAYS

DRIVE TIME

GETTING FROM A B

TRANSPORTATION

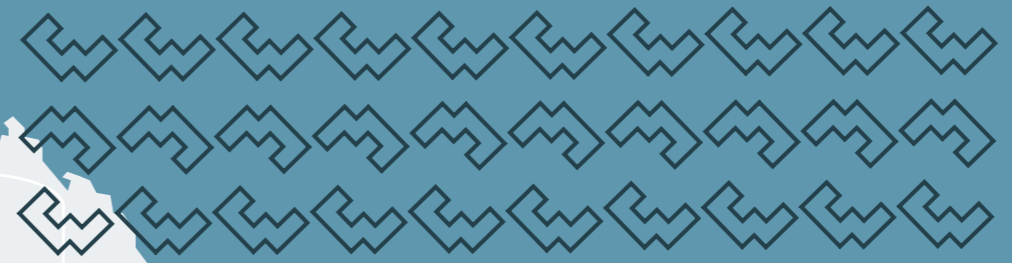


Cross West Tallaght is excellently served by numerous transport links such as the LUAS red line, the M50 motorway and numerous bus routes.



The LUAS red line conveniently departs from outside the development every 10-15 minutes during off peak times and more frequently during peak times. The red line goes directly to the 3 Arena, passing St. Jame's Hospital, Heuston Station, Connolly Station and the IFSC on the way.

11 Dublin Bus Routes serve the scheme providing access to Dublin City Centre and other Suburban areas





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