

# SPENCER DOCK



## Spencer Dock Retail Open For Business



SPENCER DOCK

dublin's new city quarter

[WWW.SPENCERDOCK.IE](http://WWW.SPENCERDOCK.IE)

Located on the North Bank of the River Liffey in Dublin City Centre and adjacent to the world renowned **International Financial Services Centre and The Convention Centre Dublin**, Spencer Dock combines modern living and commercial space at its finest.

*“Approximately 10 minutes walk to city centre”*

RETAIL SPACE FROM 54 SQ.M TO 467 SQ.M



### CENTRAL SQUARE

The Luas line stops adjacent to Central Square in Spencer Dock. The platforms are incorporated as part of the park.



### GOURMET FOOD MARKET

The market offers local residents and surrounding office staff a choice of freshly cooked gourmet food from the Mediterranean, Europe, Asia and South America.



The rejuvenation of Dublin's Docklands and the inception of the IFSC has attracted more than 370 international companies employing more than 14,000 people.



**€110** MILLION

The Convention Centre Dublin has secured 150 events, which will result in a boost of over €110m.

**40,000**

People working in the Docklands.

**€173** MILLION

Spend in immediate catchment area.

**2,400**

People currently working in Spencer Dock.

RETAIL SPACE

RESTAURANTS  
CAFES HAIR SALON  
BOOK STORE BISTRO  
CONVENIENCE STORE  
WINE BAR GYM

*“Over 40,000  
working in the  
Docklands”*

*“Approx. 2,000  
residents living in  
Spencer Dock”*



## CONVENTION CENTRE DUBLIN

- Average of 6 events per week
- 200,000 delegates per annum
- Delegates average stay: 3-5 days
- Delegates average spend: €1,500
- 110 events booked for 2010



# SPENCER DOCK RETAIL OPEN FOR BUSINESS

## In The Area

- The Convention Centre Dublin
- Docklands Rail Station
- Luas C1 Red Line
- The Samuel Beckett Bridge
- 370 international companies
- The O2

## Local Occupiers

- PricewaterhouseCoopers
- Nationwide UK (Ireland)
- Fortis Bank
- DZ Bank
- Central Bank & Financial Services Authority
- National College of Ireland
- Clarion Hotel
- Commerzbank (Europe)

*“Luas line carrying  
5,000 passengers  
per hour has a stop  
in the centre of  
Spencer Dock”*

RETAIL SPACE FROM 54 SQ.M TO 467 SQ.M

# THE FACTS & FIGURES

- The Convention Centre Dublin can host events for up to 8,000 delegates. It includes a 2,000-seat auditorium.
- To date, The CCD has secured 150 events, which will result in a boost of over €110m<sup>[1]</sup> in economic benefit for Dublin.
- The average delegate spend is €1,500.<sup>[1]</sup>
- PricewaterhouseCoopers (PWC) and Fortis Bank head offices are located in Spencer Dock. Nationwide UK (Ireland) and The Central Bank & Financial Services Authority also occupy office buildings in Spencer Dock.
- Over 2,400 people employed in Spencer Dock.
- Approx. 13,000 people living within 15 minute walk time.
- High spending age group (25-44 yrs) represents 39% of population within 15 minute walk time.
- 75% population within the catchment areas aged 0-44 years
- 40,000 people working in The Docklands.
- €173 million spend in immediate catchment area.<sup>[2]</sup>
- 407,000 people within a 10 minute drive time.<sup>[2]</sup>

Source: <sup>[1]</sup>Ipsos MRBI on behalf of Fáilte Ireland.  
<sup>[2]</sup>Experian.

# THE TRANSPORT

Spencer Dock is perfectly placed in Dublin's evolving landscape. It is well served by road, bus, LUAS, DART, ferry, water taxi, rail and airport links.



Samuel Beckett Bridge



The Spencer Dock Luas Bridge

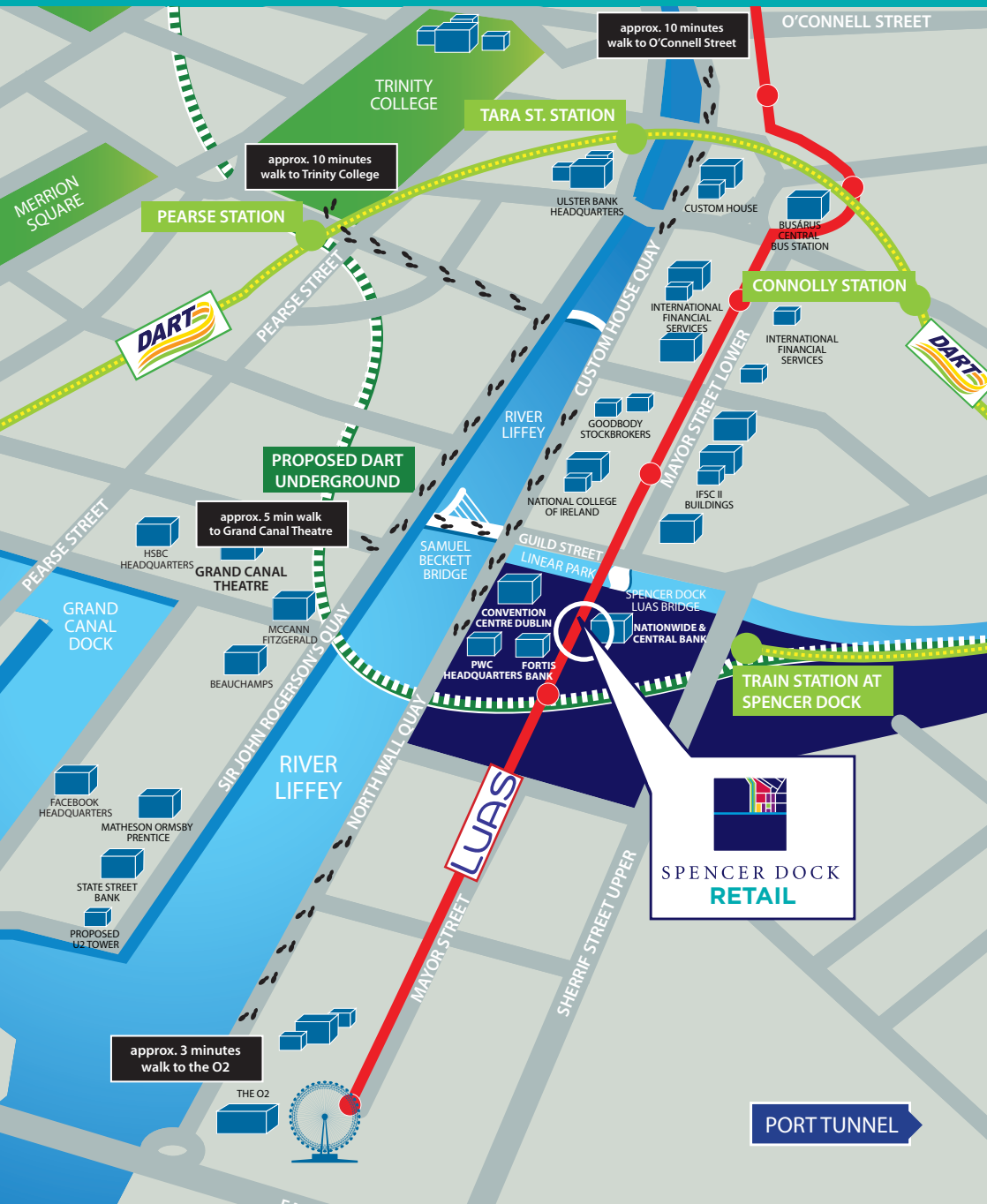


Rail Station at Spencer Dock

Spencer Dock has an unrivalled level of public transport immediately available. The Docklands train station is on the doorstep carrying 5,000 passengers per week. In addition the Spencer Dock LUAS stop opened in December 2009, the extended red line will carry 5,000 passengers per hour.

The landmark Spencer Dock LUAS Bridge carries the LUAS across the Royal Canal stopping at Spencer Dock and continuing along Mayor Street to the O2. The Spencer Dock LUAS bridge is now open to vehicles, cyclists and pedestrians.

The spectacular Samuel Beckett bridge provides further links from Dublin's south side to Spencer Dock.



# RETAIL OPPORTUNITIES

## FLEXIBLE LEASE TERMS FOR INNOVATIVE RETAILERS

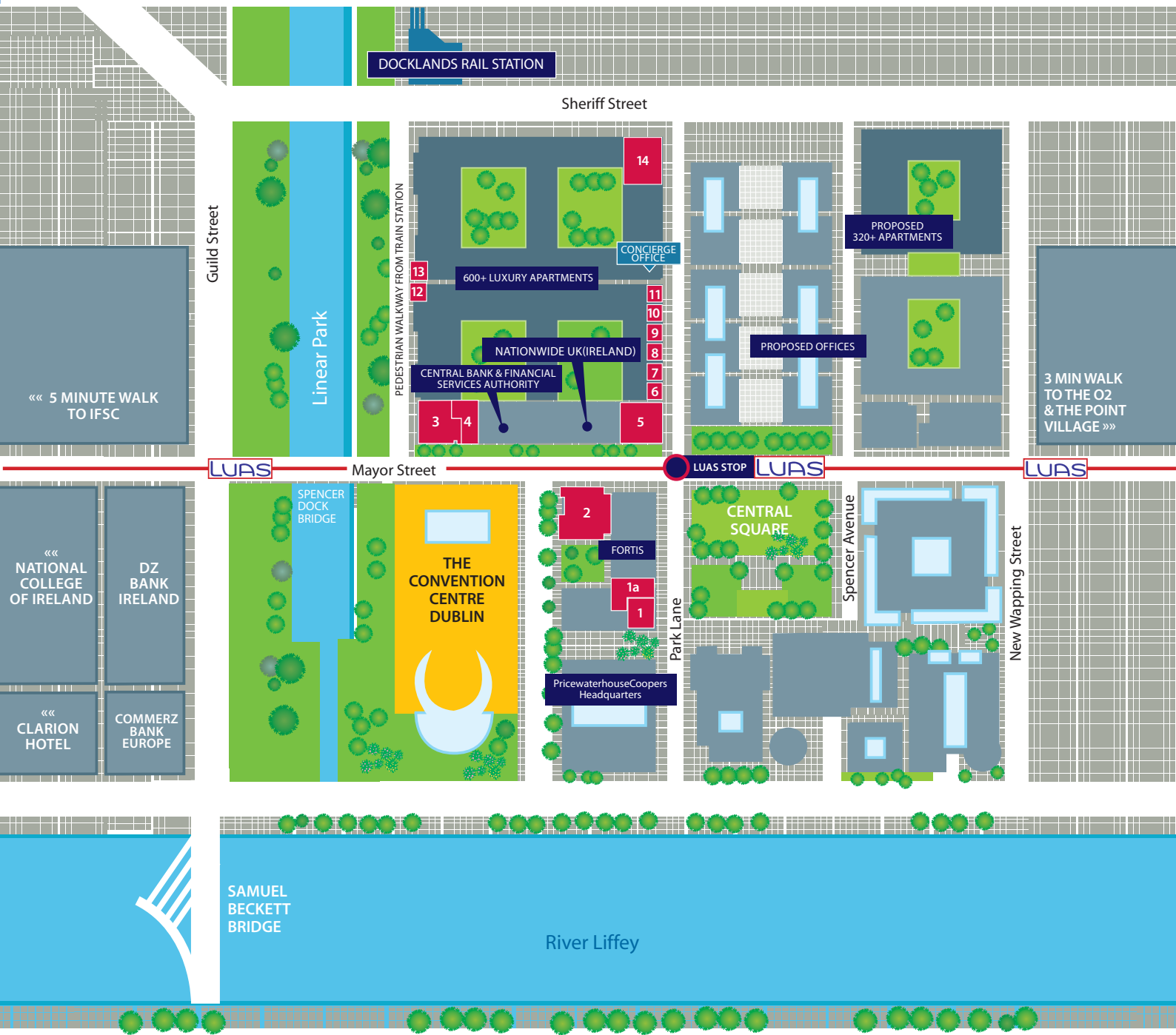
### Retail Units

<b>1</b>	Unit 1	126.6 sq m	<b>8</b>	Unit 8	56.4 sq m
<b>1a</b>	Unit 1a	56.6 sq m	<b>9</b>	Unit 9	54.7 sq m
<b>2</b>	Unit 2	467.1 sq m	<b>10</b>	Unit 10	55.7 sq m
<b>3</b>	Unit 3	366.5 sq m	<b>11</b>	Unit 11	80.4 sq m
<b>4</b>	Unit 4	250.9 sq m	<b>12</b>	Unit 12	82.7 sq m
<b>5</b>	Unit 5	230.5 sq m	<b>13</b>	Unit 13	82.4 sq m
<b>6</b>	Unit 6	67.5 sq m	<b>14</b>	Unit 14	390.3 sq m
<b>7</b>	Unit 7	55.5 sq m			

Please note: Approximate areas - for indicative purposes only. All intending purchasers/tenants are specifically advised to verify the floor/site areas and undertake their own due diligence.

All the units will be completed to a shell specification, each will include mains services to a single point ready for distribution by an incoming tenant. Specifications and detailed floor plans are available upon request from the Agent.

TERMS: The units are available on flexible lease terms. VAT & stamp duty arising out of this transaction will be the responsibility of the tenant.





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