

Smithfield^{RETAIL}

FOUR OUTSTANDING
RETAIL OPPORTUNITIES
IN THE HEART
OF SMITHFIELD PLAZA



The Distillers Building

INTRODUCING THE DISTILLERS BUILDING & THE HAYMARKET



The Haymarket

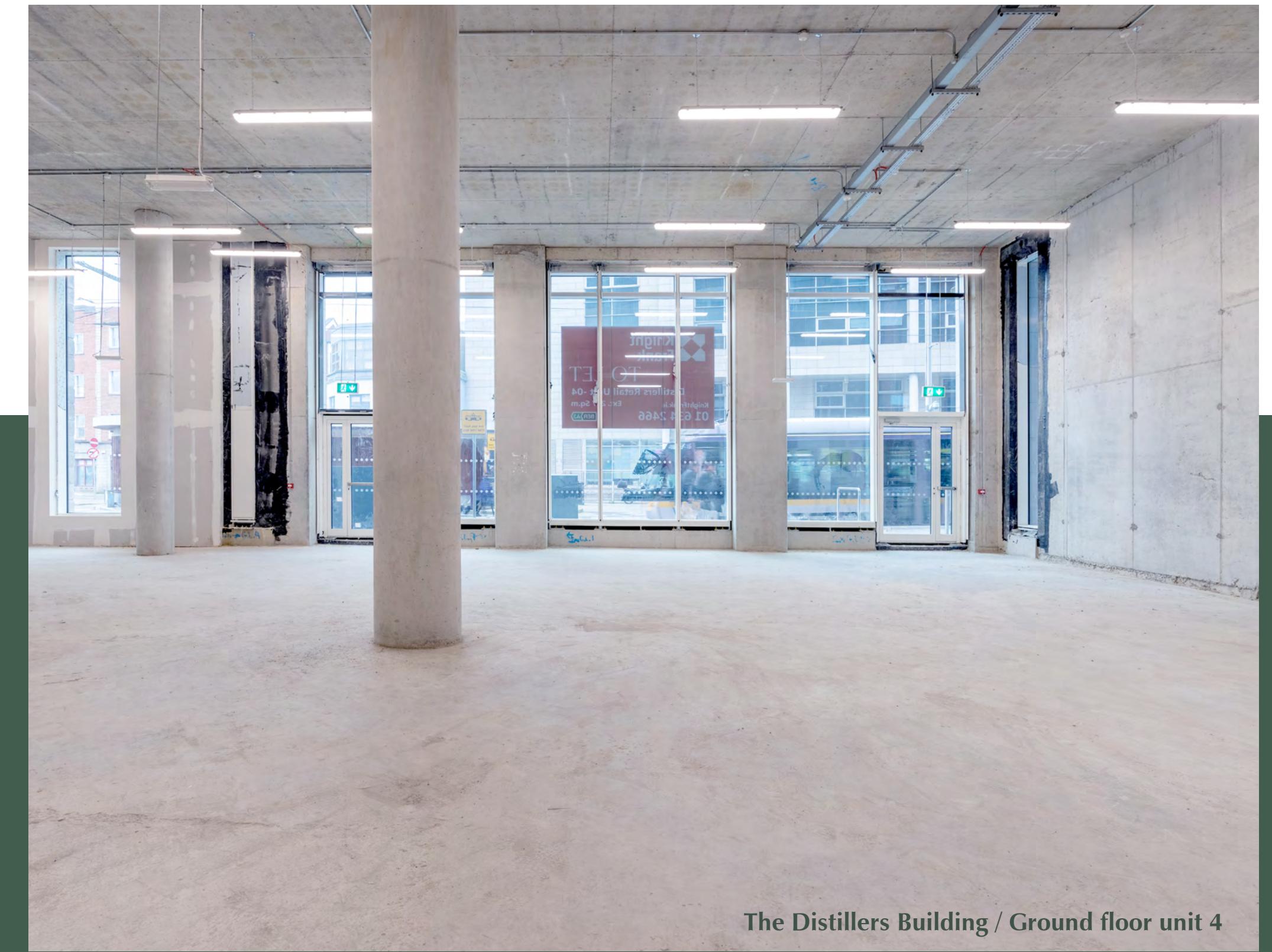
Situated in an ideal business location in central Smithfield, The Distillers Building and The Haymarket present a unique retail opportunity.

Surrounded by a vibrant and cultural lifestyle both day and night, and with the Luas Red Line at its front door, these impressive buildings front directly onto the iconic cobblestones and tree-lined vista of Dublin's historic Smithfield Plaza.

SHOWCASING EXQUISITE DESIGN, BOTH BUILDINGS OFFER HIGH PROFILE SELF-CONTAINED UNITS OVERLOOKING SMITHFIELD PLAZA AND THE RED LUAS LINE



THE DISTILLERS BUILDING



Ground floor unit 1 / 165 sq.m
(Retail Use)
Overlooking Smithfield Plaza, Unit 1 provides for an open plan design, dual frontage and dual entrance with floor to ceiling glazing providing for a bright, and inviting retail unit.

Ground floor unit 4 / 231 sq.m
(Restaurant Use)
Offering a high profile location facing directly towards the Smithfield Luas stop with extensive glazing and double height area capable of providing a mezzanine floor if required.

THE HAYMARKET



Ground floor unit 1 / 318 sq.m
(Café / Restaurant Use)
Dual frontage unit overlooking Market Street and Smithfield Plaza. This unit provides a regular open plan design, with extensive floor to ceiling glazing and exceptional floor to ceiling heights.

Ground floor unit 2 / 449 sq.m
(Retail / Restaurant Use)
This high profile unit offers triple frontage overlooking the Lu's Red line and Smithfield Plaza. This unit provides a regular open plan design, with extensive floor to ceiling glazing, dual entrance and exceptional floor to ceiling heights.

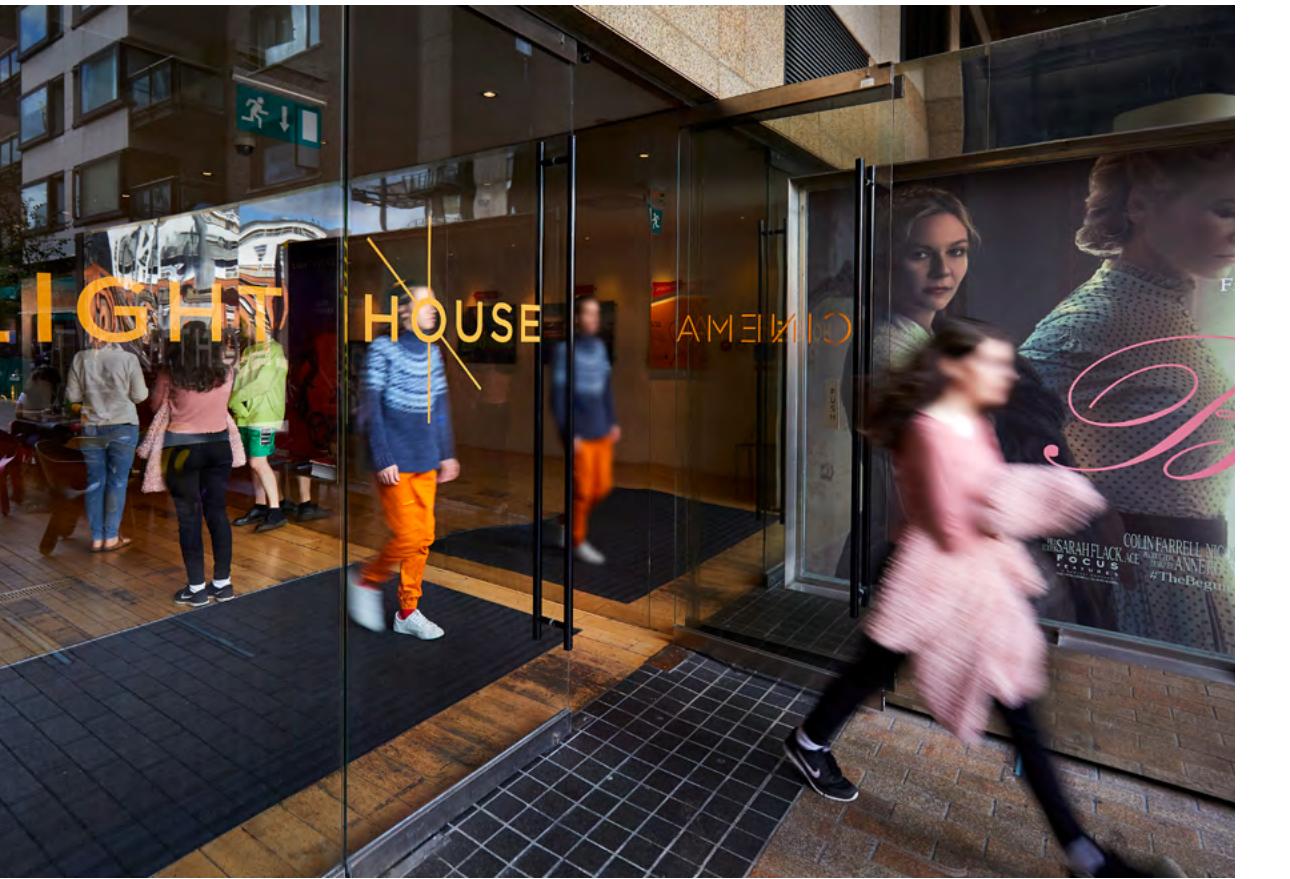


A vibrant district, Smithfield has an abundance of cafés, restaurants, bars, and historic spots as well as Henry Street shopping district a short walk away.



ACCESS TO A WEALTH OF AMENITIES DAY AND NIGHT

Smithfield is a bustling retail, commercial and social hub located just 10 minutes by Luas to the city centre and only 100 metres from the riverfront. It is a vibrant district in Dublin that is rich in cultural attractions and an abundance of cafés, restaurants and bars such as Tesco, Costa Coffee, Lighthouse Cinema and Fresh Supermarket.



This wealth of amenities and convenient central location have attracted a host of international and indigenous occupiers, including global software company Workday, Brown Bag Films / 9 Story, and the Law Society of Ireland.



Hotels, Restaurants, Bars

- 1. Maldron Hotel
- 2. Christophe's
- 3. Oscars Café
- 4. My Meat Wagon
- 5. Thundercut Alley
- 6. Bel Cibo
- 7. Sparks Bistro
- 8. Fish Shop
- 9. Wuff
- 10. The Cobblestone
- 11. Generator Hostel

Cafés, Casual Food

- 12. Costa Coffee
- 13. Third Space
- 14. Proper Order Coffee
- 15. Cinnamon Café
- 16. Urbanity Coffee
- 17. Chopped
- 18. Boojum
- 19. Oxmantown

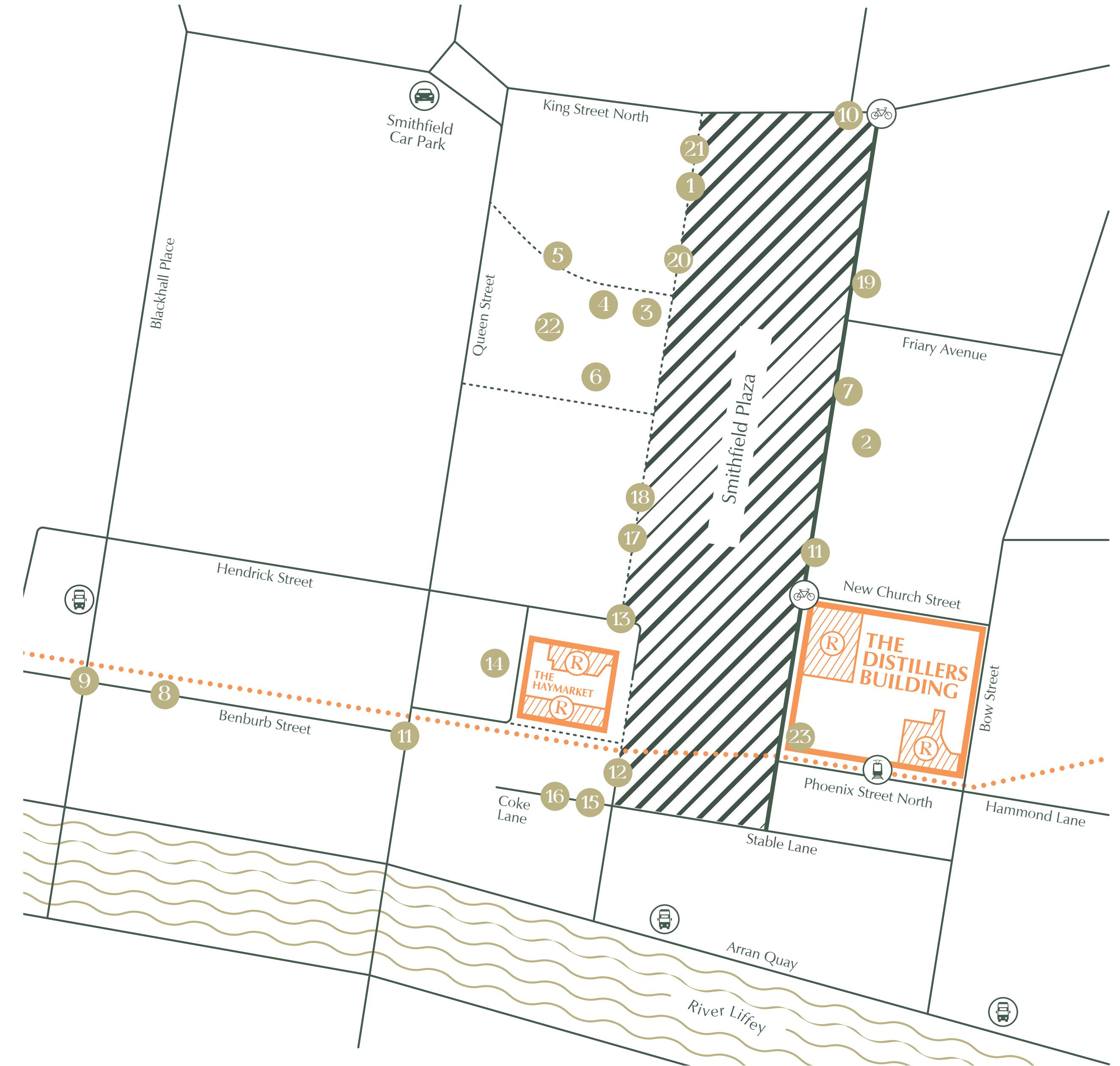
General Convenience

- 20. Fresh Supermarket
- 21. 1 Escape Health Club
- 22. Lighthouse Cinema
- 23. Tesco Express

Retail Units

- Luas Line
- Luas Smithfield Stop
- Dublin Bikes Station
- Dublin Bus

Smithfield RETAIL



LOCATION MAP



Over 2,500
car spaces
within 1km



Dublin Bikes
on doorstep

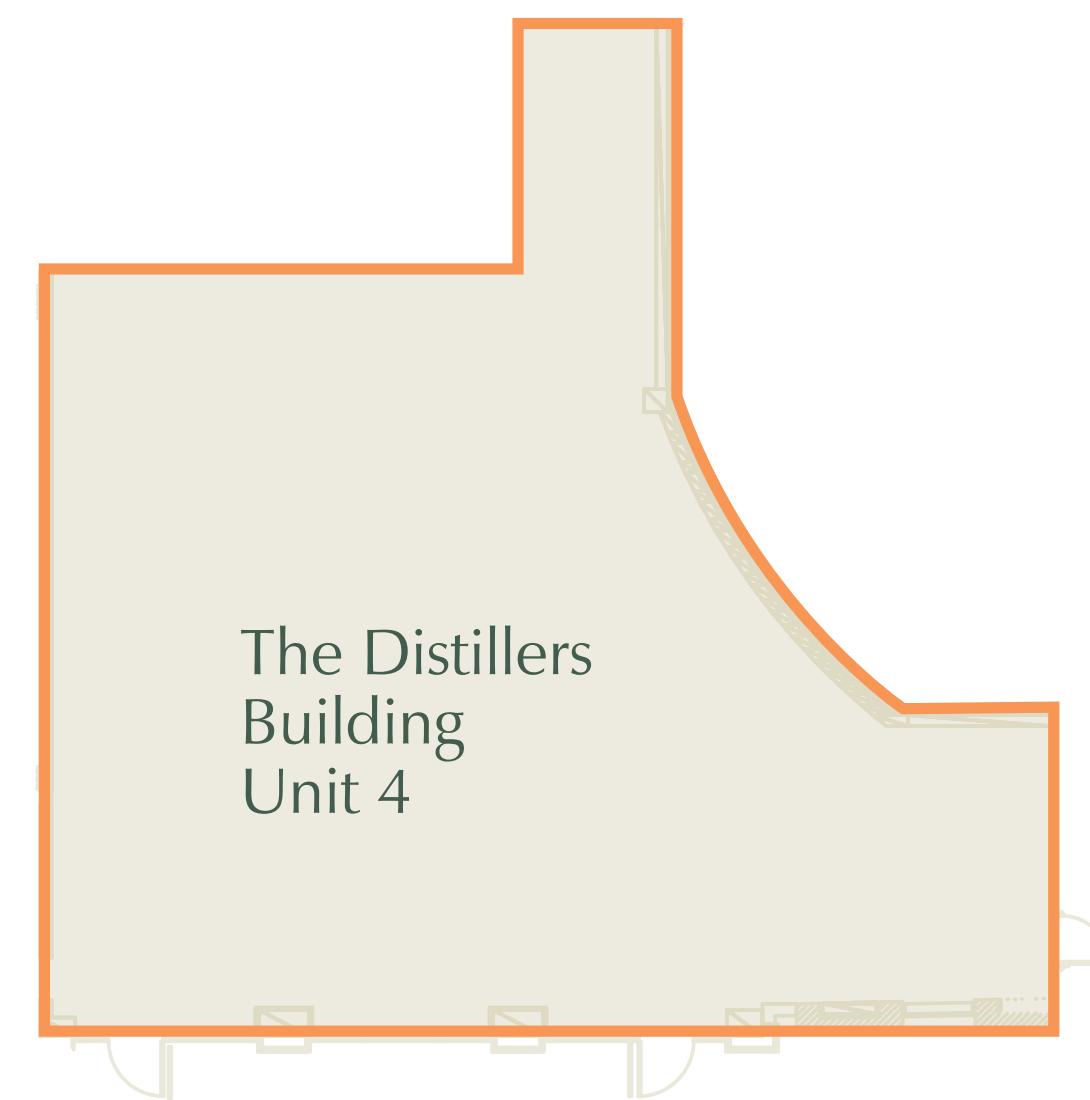


Luas Stop 170m



Dublin Bus 270m

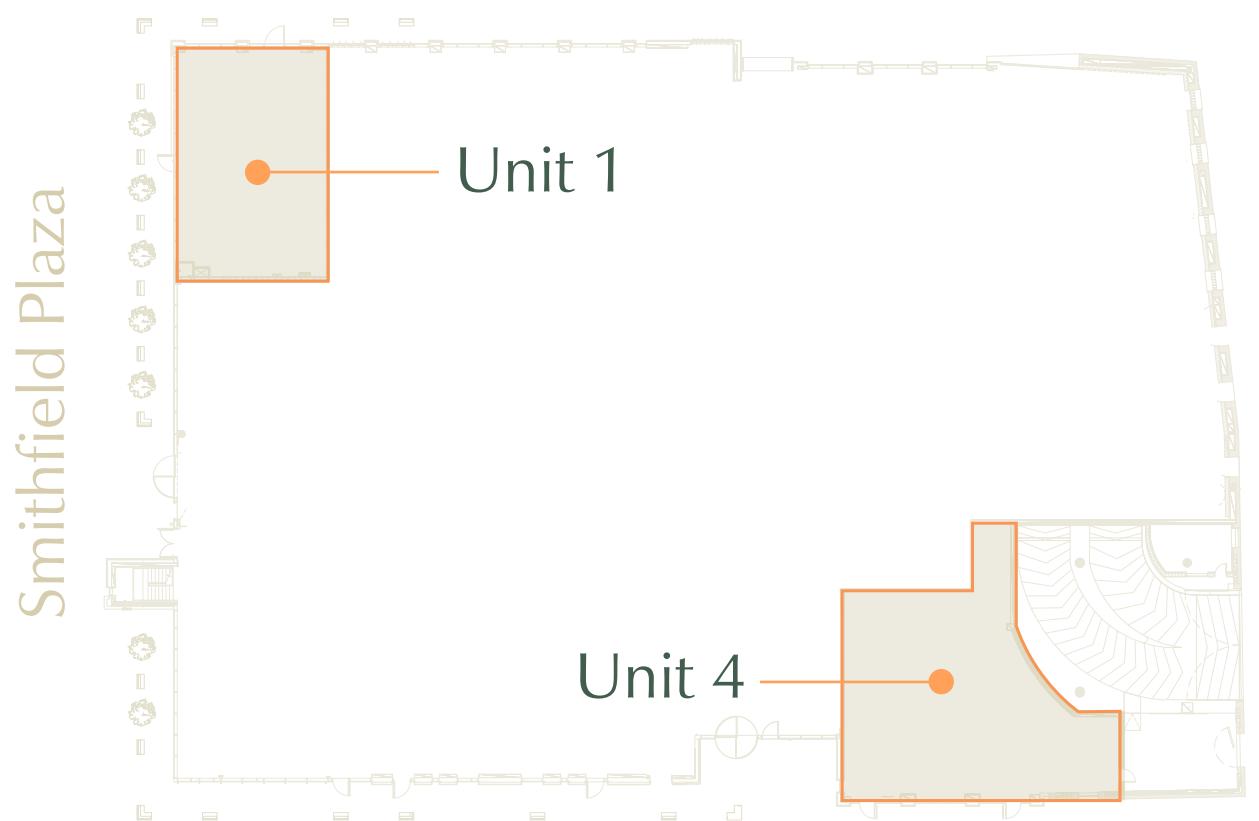
FLOORPLANS



THE DISTILLERS BUILDING

Accommodation	Area sq. m	Area sq. ft
LET	LET	LET
Unit 1 - Retail	231	2,493
Unit 4 - Restaurant		

FLOORPLAN

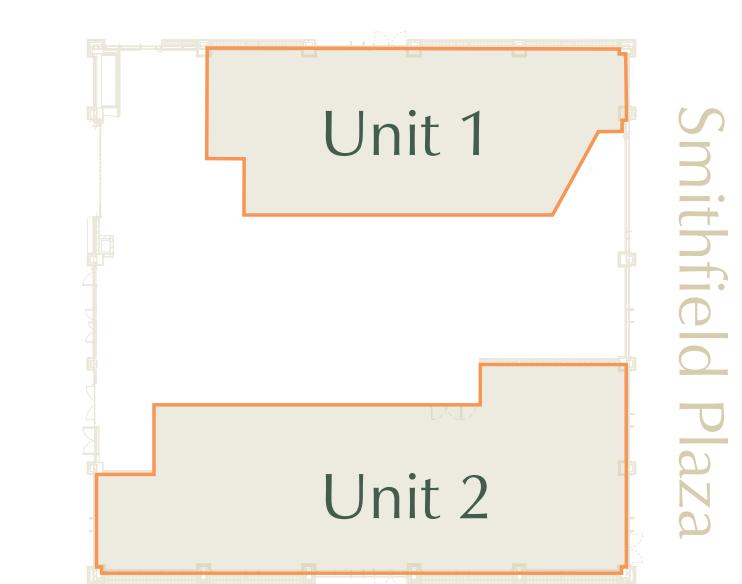


RESERVED

THE HAYMARKET

Accommodation	Area sq. m	Area sq. ft
RESERVED	RESERVED	RESERVED
Unit 1 - Café / Restaurant	318	3,423
Unit 2 - Retail / Restaurant		

FLOORPLAN



Specification:
To be handed over open plan grey box supplied with water, power and waste.

THE LINDERS GROUP

The Developers, Joe and Patrick Linders, are the principals behind a long-established family run property group. With over 40 years' experience in the property industry they have successfully developed a portfolio of top quality building assets in Dublin and Belfast, the majority of which have been retained as long-term investments. Some of the best known developments include Arran Court, Bloom House, Colvill House, Smithfield Market, The Guild, The Metropolitan Building and Donegall Square, Belfast.

The portfolio comprises predominantly office space let to excellent tenants such as government bodies, banks and international insurance companies, some of which include: AON, Capita, Company Registration Office, Department of Justice, HSE, Irish Life, Motor Taxation Office, Office of Public Works, Tailte Éireann, National Transport Agency, Uisce Éireann and Northern Press plc.

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TERMS

Lease:

The units are available by way of new flexible lease(s).

Viewing:

Strictly by appointment through Sole Agents Knight Frank.

Quoting Rent:

Available upon request

Service Charge:

Available upon request

Rates:

Available upon request



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Smithfield RETAIL