

# ARENA

DUBLIN 24

exceptional retail units in  
the heart of thriving Tallaght



come join Woodies DIY, Lidl, Bank of Ireland,  
Tower Hotel Dublin and Arena Leisure



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## Location

Arena is located adjacent to Tallaght town centre and is positioned on a landmark site at the junction of Whitestown Way and the Tallaght Bypass (N81). Arena's prominent location close to the Square and Tallaght Town Centre, allied to its excellent profile fronting the N81, ensures that all of the facilities of the city are within easy reach.

## Description

Arena is a most impressive integrated development which already incorporates the newly built Tower Hotel (Dublin), Arena Leisure which includes a large size leisure centre/ swimming pool, over 230 high quality apartments and approx. 8,400 Sq.m of offices which have already been occupied by Bank of Ireland and Woodies DIY Head Office.

The retail element has two dimensions. Firstly, the scheme consists of a large retail warehousing park (anchored by a 6,503 Sq.m, Woodies DIY). There are two remaining retail warehousing units ranging in size from 1,110 Sq.m to 1,221 Sq.m including mezzanine. Additionally, Arena offers occupiers the opportunity to trade within the local neighbourhood retail units including a pharmacy and medical centre. Retail units here range in size from 170 Sq.m to 410 Sq.m and opportunities include convenience, pharmacy, hair salon, coffee shop, bookmakers and many others



**Woodie's DIY**  
AND GARDEN CENTRES  
Woodie's and Garden Centres are part of the same group



## Tallaght Bypass



### accommodation schedule

	Area	Mezzanine
Retail warehousing unit 1	893 sq.m	217 sq.m
Retail warehousing unit 2	1,110 sq.m	111 sq.m
Retail unit 1	170 sq.m	none
Retail unit 2	242 sq.m	none
Retail unit 3	410 sq.m	55 sq.m
Medical Centre	498 sq.m	500 sq.m

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## Leases

25 year leases with five yearly rent reviews.

## Rent

Available on application.

## Specification

All units will be provided to a standard shell and core specification.

## VAT

Any Vat liability arising from the creation of a lease will be the responsibility of the tenant.



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