

THE CROSSINGS

@
Adamstown



400
Car
Spaces

90 Mins
Free
Parking



Brand
New
Retail



Now
Open

TESCO



Urban Vets



Belfry & Co
Cafe restaurant

THE GRAFTON
BARBER
BARBERS TO GENTLEMEN & THEIR SONS

e
eurasia
supermarket

ABC
PERSONAL TRAINING GYM





THE CROSSINGS



Adamstown

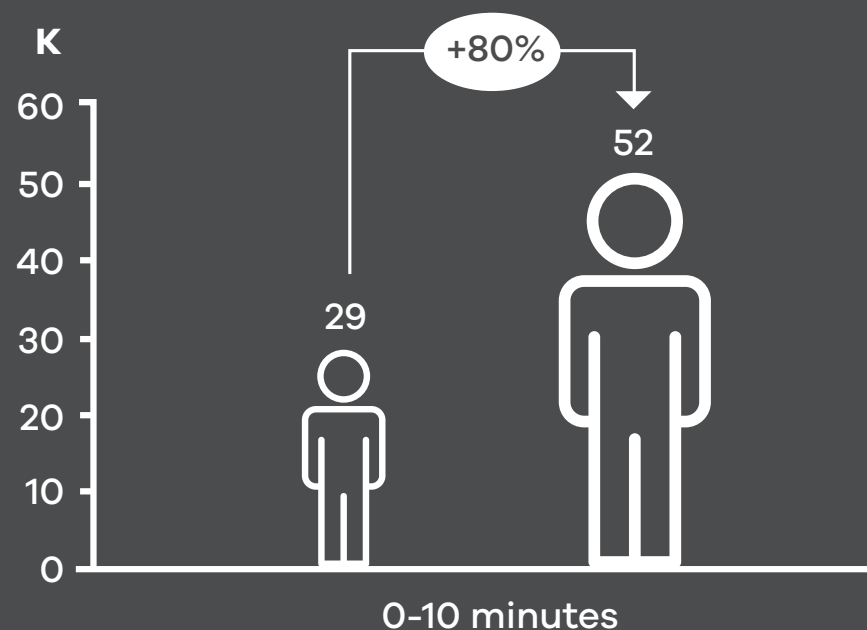
A BRAND
NEW
CENTRE

WITH A
BRAND
NEW
LOOK



LOCATION KEY FACTS

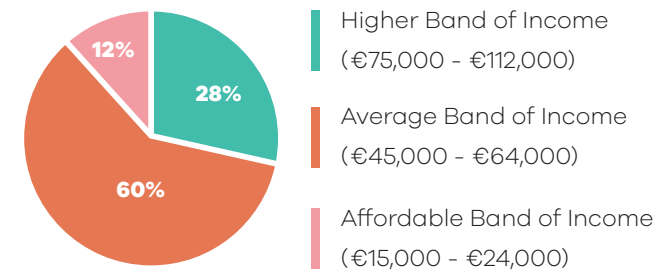
Current and future population



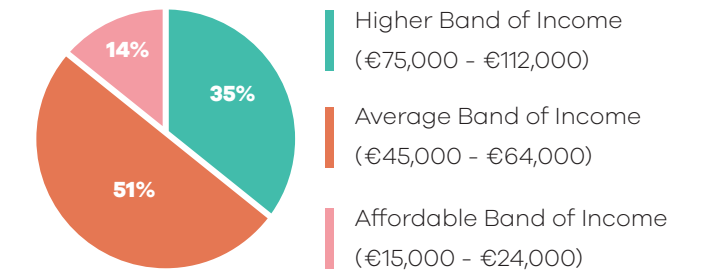
New housing developments assessed within a 10-minute drive of Adamstown are forecast to increase the residential population by 18k (+63%), once all developments are complete.

Income Profile (based on 10 minute drive time)

Current:

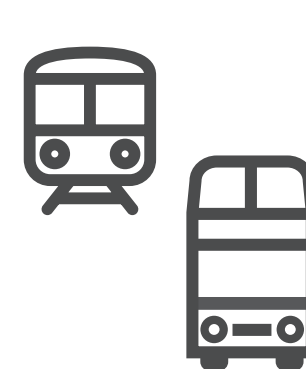


Future Population:



High Spending

Reflecting the affluence of residents, average annual retail spend per head is 6% above the Irish average.



Connectivity

An impressive Boulevard & internal road network links the wider Adamstown SDZ with the Town Centre providing extensive connectivity via rail, bus and road infrastructure offering flexibility to modern commuters.

Spending

Once all identified housing developments are complete, the 10-minute drive time catchment will have a total spend potential of

€317.3m

Established wealth / Affluent catchment

The 10-minute drive time catchment will be more affluent than the Irish average (including 18% Suburban Success and 17% City Achievers residents, vs. the Irish average of 7% and 4%).

88,700



Is the total combined population of Adamstown / Lucan, Celbridge and Leixlip.

The community at Adamstown will be larger than Dundalk, Sligo or Bray.

MAYNOOTH ROAD

M4

LEIXLIP
10 MIN
FROM ADAMSTOWN

16,700

LEIXLIP

DUBLIN TO SLIGO RAILWAY LINE

R149
• Dublin Connolly - Sligo
• Dublin - Maynooth, Longford and M3 Parkway

NEW LINK ROAD

CELBRIDGE ROAD

ADAMSTOWN / LUCAN

Future Population 52,000

CELBRIDGE
10 MIN
FROM ADAMSTOWN

20,000

CELBRIDGE

DUBLIN TO PORTLAOISE / CORK RAILWAY LINE

• Dublin Heuston - Cork (all intermediate stations)
• Grand Canal Dock and Dublin Heuston - Portlaoise
Part of the Dublin DART South West Expansion project

THE CROSSINGS



ADAMSTOWN RAILWAY STATION

DUBLIN CITY CENTRE



9,000

HOMES WHEN
FULLY COMPLETE

LUCAN

M4

TANDYS LANE VILLAGE
- 600 UNITS

SHACKELTON
- 886 UNITS

AIRLIE PARK

ST. HELENS 1&2 - 406 UNITS

ST. HELENS III
- 205 UNITS

ADAMSTOWN
CASTLE
& SQUARE
- 1,176 UNITS

THE CROSSINGS

RETAIL & 278 UNITS

BLOCK G - 185 UNITS

BLOCK ACD (426 UNITS)
- SOLD TO LDA

ADAMSTOWN
TRAIN STATION

ADERRIG 4 - 356 UNITS

ADERRIG 1 - 235 UNITS

ADERRIG 2 - 227 UNITS

BOULEVARD - PHASE 2 - 900 UNITS (IN PLANNING)

BOULEVARD - PHASE 1 - 257 UNITS

ADERRIG 3 - 257 UNITS

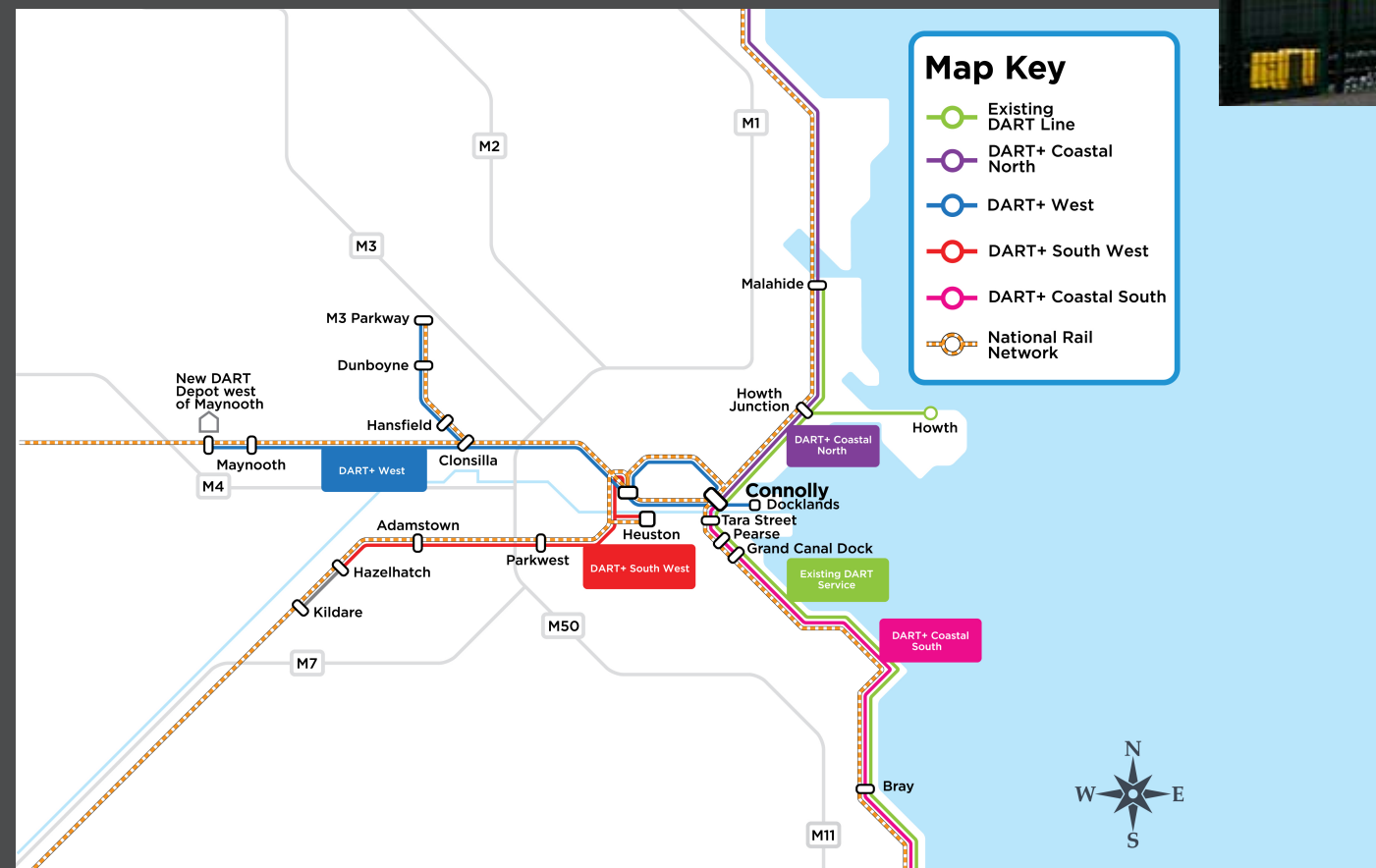
RAIL LINE

FUTURE DEVELOPMENTS LANDS



TRANSPORT LINKS

The Crossings provides an excellent selection of transport links within its immediate vicinity offering ready access to the development by train, bus or car.



Regular buses offer an easy commute to The Crossings with the 25B and 25D bus stops / terminus just minutes walk away.

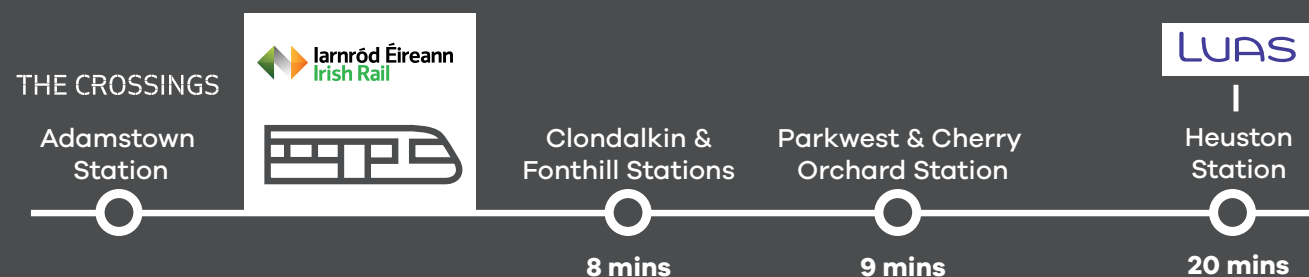
151 Bus runs every 9-11 minutes which runs from Adamstown to Eden Quay.



Public multi-storey car park with 400 car parking spaces.



Adamstown Train Station is located directly across from The Crossings and provides an excellent train service. Adamstown is also located on the new DART + South West line expansion plans.



THE CROSSINGS is the major retail and commercial hub for Adamstown, Dublin's newest suburb.

BLOCK A,C & D

450 residential under construction

**PHASE 1
BLOCK B, E & F**

279 residential units built

BLOCK B

BLOCK E

BLOCK F

BLOCK G

185 residential units built

**Adamstown
Train Station**

The first phase of The Crossings is to be delivered on a phased basis during Q1/Q2 2023 which will see 9,900 sq m of retail space alongside 279 residential units. When fully complete, The Crossings, will comprise of 975 residential units, 11,700 sq m of retail space and 3,500 sq m of commercial uses to include a civic/library building, creche, enterprise centre and primary care facility.

Adamstown is a buzzing location already, and with 2,000 houses planned to be built in the area over the next two years. The Crossings is strategically placed in the heart of this growing, family-friendly community.

With twin anchors now confirmed there is space for complementary retail and hospitality, all destined to make The Crossings the main social and retail hub for residents in Adamstown and the neighbouring suburbs of Lucan, Celbridge and Leixlip.

THE CROSSINGS

3

UNIQUE
ZONES

1. THE JUNCTION

The largest space, with 11 units in total, The Junction is the place to pick up dinner, meet friends in a café or even grab a coffee on the way to the train station.

2. THE PLATFORM

A perfect accompaniment to The Junction, The Platform is where people connect. Cafés with lots of outdoor space makes this a real social hub.

3. THE RAILYARD

A new public realm forms the focal point of The Crossings, a place to unwind, dine with areas designed to bring people together whether it is hosting events, family fun days, this will be the new meeting place for residents in Adamstown.



SOME KEY FACTS

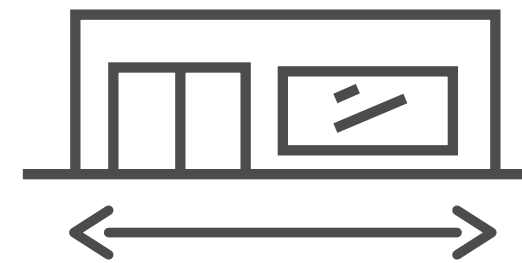
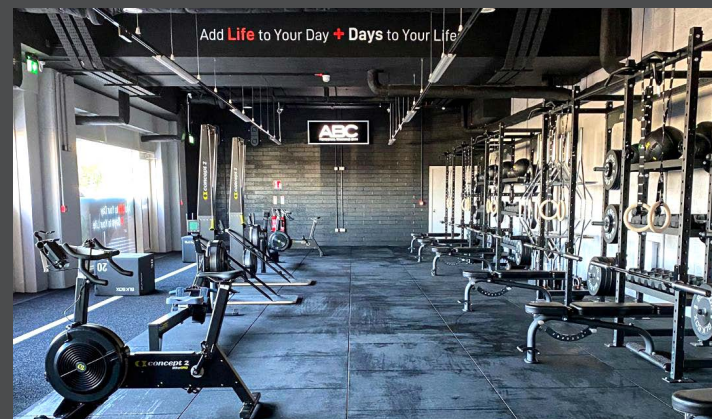


ENERGY RATING **BER A3**



400

CAR SPACES
90 Minutes Free
Car Parking



5,676

SQ. M.

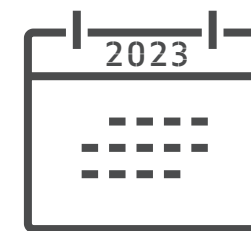


TESCO



2

ANCHOR TENANTS



OPEN
2023

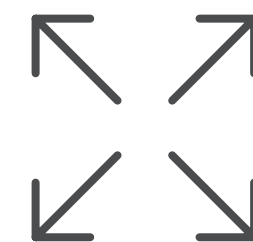
- 10 units Let to date

6

UNITS AVAILABLE

1,605

SQ. M. OF NEW RETAIL
SPACE AVAILABLE



UNRIVALLED
CONNECTIVITY
AND TRANSPORT
LINKS



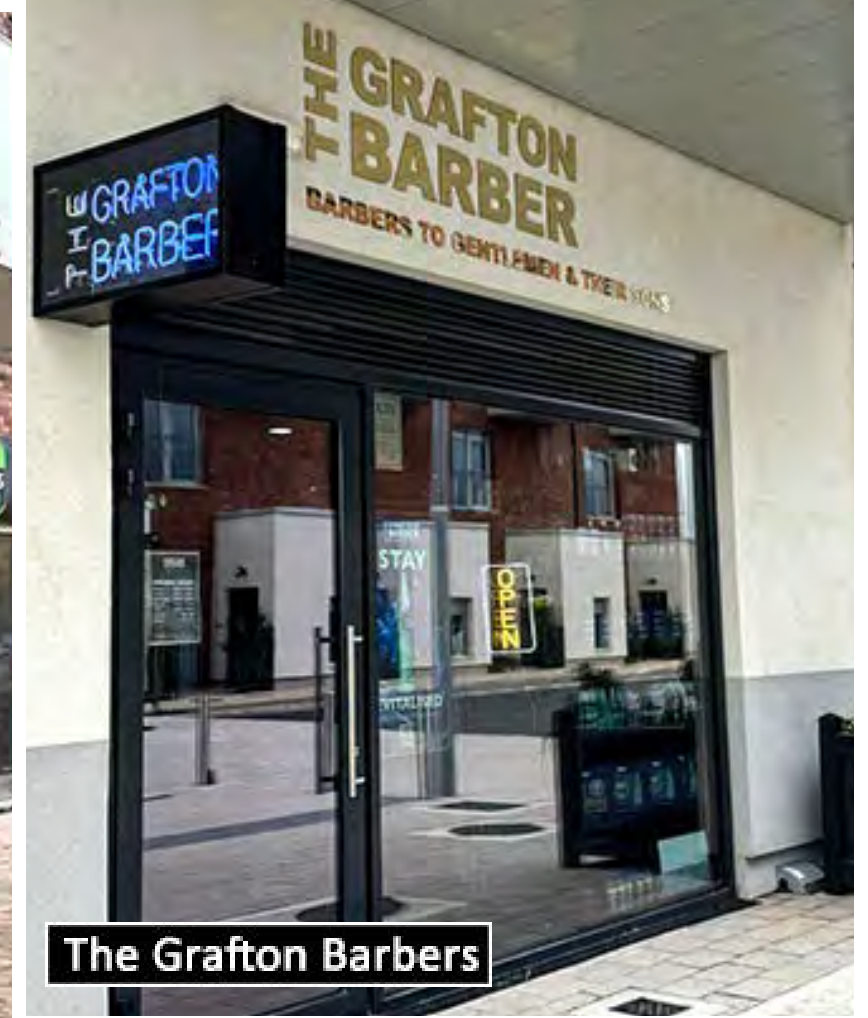
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MINS WALK



Located Beside
Adamstown
Train Station

KEY RETAILERS



FLEXIBLE SPACES

- Let
- In Legals



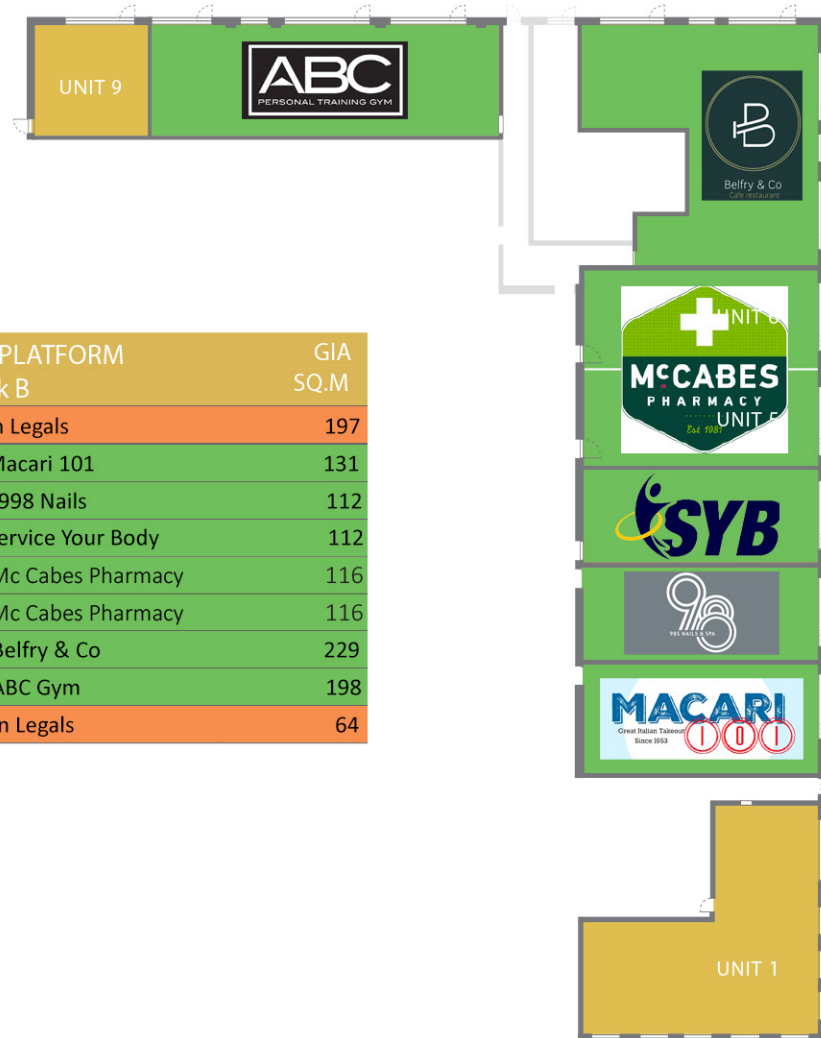
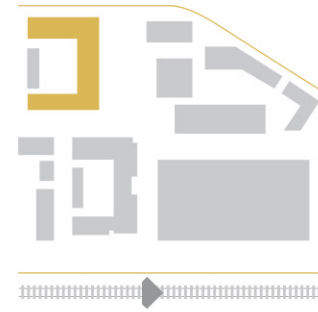
The first phase, consisting of Block B, E and F, at The Crossings is clustered around new streets, a new public square and is anchored by Tesco creating an unparalleled draw to the scheme.

UNITS ARE AVAILABLE FROM
56 SQ.M. – 246 SQ.M.

THE PLATFORM Block B		GIA SQ.M
1	In Legals	197
2	Macari 101	131
3	1998 Nails	112
4	Service Your Body	112
5	Mc Cables Pharmacy	116
6	Mc Cables Pharmacy	116
7	Belfry & Co	229
8	ABC Gym	198
9	In Legals	64
THE JUNCTION Block E		GIA SQ.M
1	Grafton Barber	56
2a	The Dental Suite	72
2b	The Dental Suite	92
3	Indian Tiffins	223
4	Indian Tiffins	151
5	Iphone Store	107
6	Available	113
7	Eurasia	112
8	Eurasia	143
9	Available	246
10	Dublin Bay Vets	99
11	Dublin Bay Vets	99

BLOCK

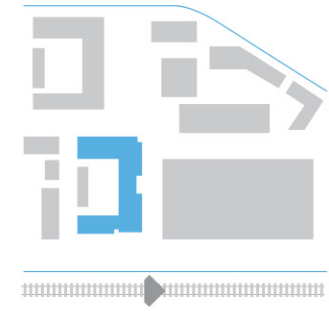
B



THE PLATFORM Block B	GIA SQ.M
1 In Legals	197
2 Macari 101	131
3 1998 Nails	112
4 Service Your Body	112
5 Mc Cabes Pharmacy	116
6 Mc Cabes Pharmacy	116
7 Belfry & Co	229
8 ABC Gym	198
9 In Legals	64

BLOCK

E



THE JUNCTION Block E	GIA SQ.M
1 Grafton Barber	56
2a The Dental Suite	72
2b The Dental Suite	92
3 Indian Tiffins	223
4 Indian Tiffins	151
5 Iphone Store	107
6 Available	113
7 Eurasia	112
8 Eurasia	143
9 Available	246
10 Dublin Bay Vets	99
11 Dublin Bay Vets	99

FIND OUT MORE...

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PSRA Licence No: 001830-002141

BER **BER A3**

Block B retail units - annual primary energy consumption of 159 kWh/m2/yr.
Block E retail units - annual primary energy consumption of 153 kWh/m2/yr.

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THE CROSSINGS



Adamstown

