

# Professional Team

## Architects

R.C. Design Services Ltd.  
Unit 20  
Tallaght Business Centre  
Whitestown Business Park  
Tallaght  
Dublin 24

## Solicitors

Con O'Leary & Co.  
6 The Mall  
Leixlip  
Co. Kildare

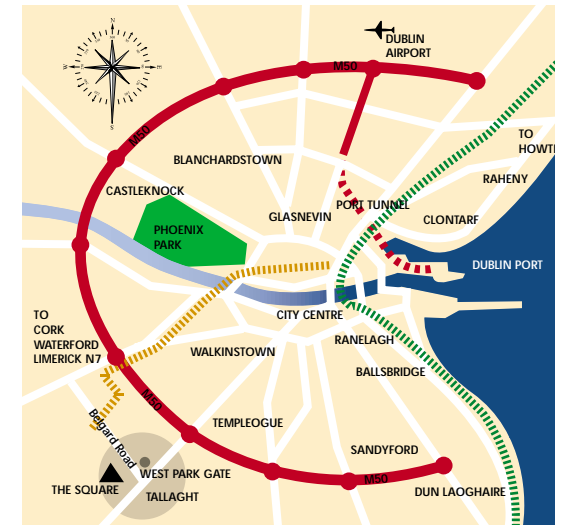
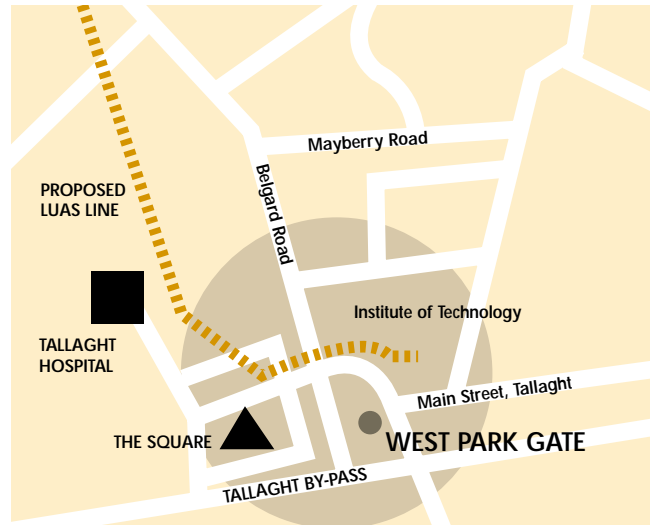
## Developers

SPM Developers Construction Ltd.  
95 Main Street  
Leixlip  
Co. Kildare

## Letting Agents



Mill House  
Main Street  
Leixlip  
Co. Kildare



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# Retail @ West Park Gate

Established Retail Base in the heart of Tallaght, Dublin 24



# West Park Gate, Main Street, Tallaght, Dublin 24.

## Prime Location

Tallaght is one of the fastest growing commercial centres in Dublin and is a thriving business centre that has attracted a host of leading companies including United Drug, Cuisine de France, ABB Group, OKI Systems, Office of Public Works and AIB which have all located in the immediate vicinity of this exciting development.

The Institute of Technology, Tallaght is located just off the Belgard Road and offers a wide range of third level courses. West Park Gate offers unrivalled proximity to first class sporting facilities including the new Shamrock Rovers Football Grounds, the Thomas Davis GAA Club, the Andy Moore Sports and Social Club and Glenville Pitch & Putt Club. In addition West Park Gym, the National Basketball Arena and Spawell Leisure Centre are all within close driving distance as are the golfing facilities at Citywest Hotel and Country Club.

West Park Gate occupies a prime position on Tallaght Main Street close to the junction with the N81 and adjacent to The Square Shopping Centre. Located at the heart of Tallaghts commercial, retail and residential developments, West Park Gate will add to the retail mix of the area and consolidate this location as one of Tallaghts finest.

High profile financial institutions including Irish Nationwide Building Society, First Active and Permanent TSB allied to retailers such as B & Q, Compustore, Woodies, DID Electrical, Smyths Toys and Argos. The substantial addition to The Square in Tallaght will add further to the strength of this location.

## Transport

The arrival of the Luas line has further enhanced the accessibility of the area, linking with the city centre in approximately forty minutes. The M50 ring road is within a 5 minute drive of West Park Gate and allows for quick access north and south of the city and M1, M4, M7 and N11 providing direct access to all Irelands population hubs. The area is also serviced by multiple Dublin Bus services providing frequent services to the city centre. The proposed Metro system will connect Tallaght with Clondalkin, Lucan, Blanchardstown, and Dublin airport when completed.

## The Development

The Retail @ West Park Gate forms part of a mixed use scheme with 22 residential units. The retail units offer varying opportunities to a host of end users including a medical centre. The basement unit also extends to an area of 201.96 sqm. The development has also been designed to provide a new street linking Tallgtht village with the courthouse square. This affords the development of additional off street parking.



LUAS

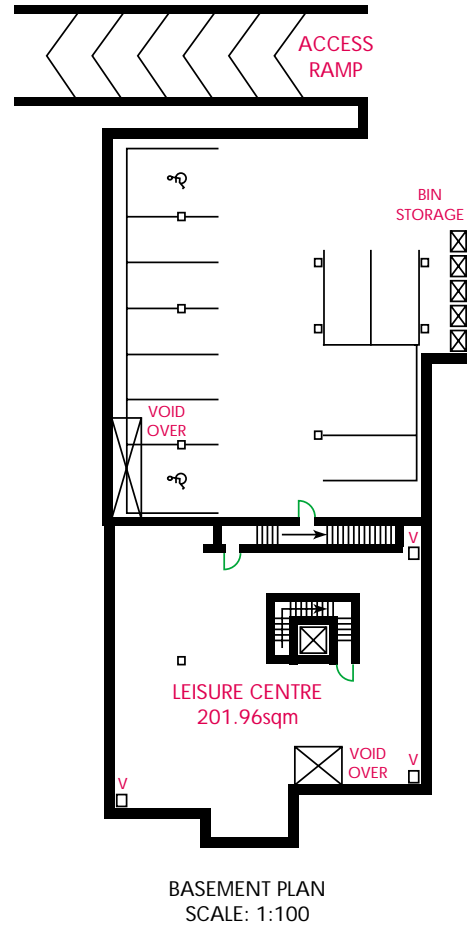
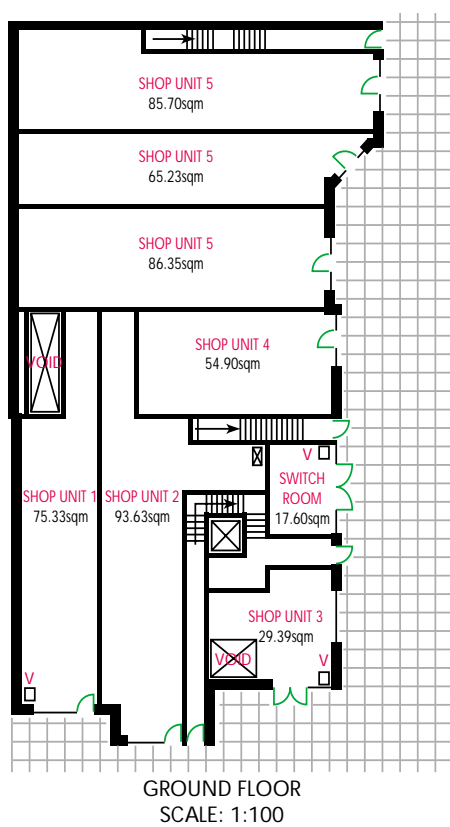


The Square

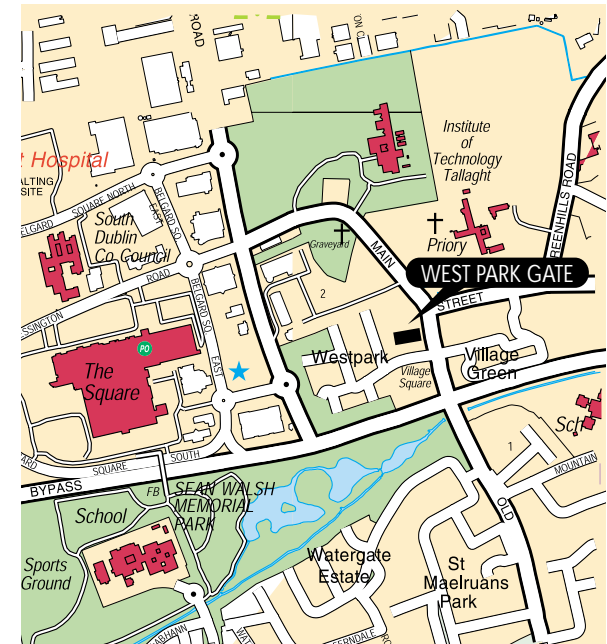


Belgard Retail Park

# Floor Plans



# Location



Retail Units	sq.m
Unit 1	75.33
Unit 2	93.63
Unit 3	29.39
Unit 4	54.90
Unit 5	86.35
Unit 6	65.23
Unit 7	85.70
Basement	201.96

Units may be amalgamated to form larger floor area



DID Electrical, Belgard Road



Woodies



The Plaza Hotel