

LAOIS SHOPPING CENTRE - THE HEART OF PORT LAOISE TOWN CENTRE



Laois
shoppingcentre

At the heart of your day



INTRODUCTION

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SHOP- PING WITH AN EDGE

Feel the buzz... it's bigger and better... there's something for everyone in Laois Shopping Centre.

The newly-expanded Laois Shopping Centre incorporates a brand new Tesco Superstore and variety of retail units providing in excess of 24,619 sq m (265,000 sq ft) of retail space with a projected footfall of 90,000 customers per week.

46 retail units and 1,200 underground car parking spaces offers the visitor a more convenient and varied shopping experience.

The largest resident retailer has grown too... Tesco has enlarged to 8,082 sq m.

The new space has been designed to provide a vibrant retail mix catering for all the needs of the modern shopper.

LOCATION

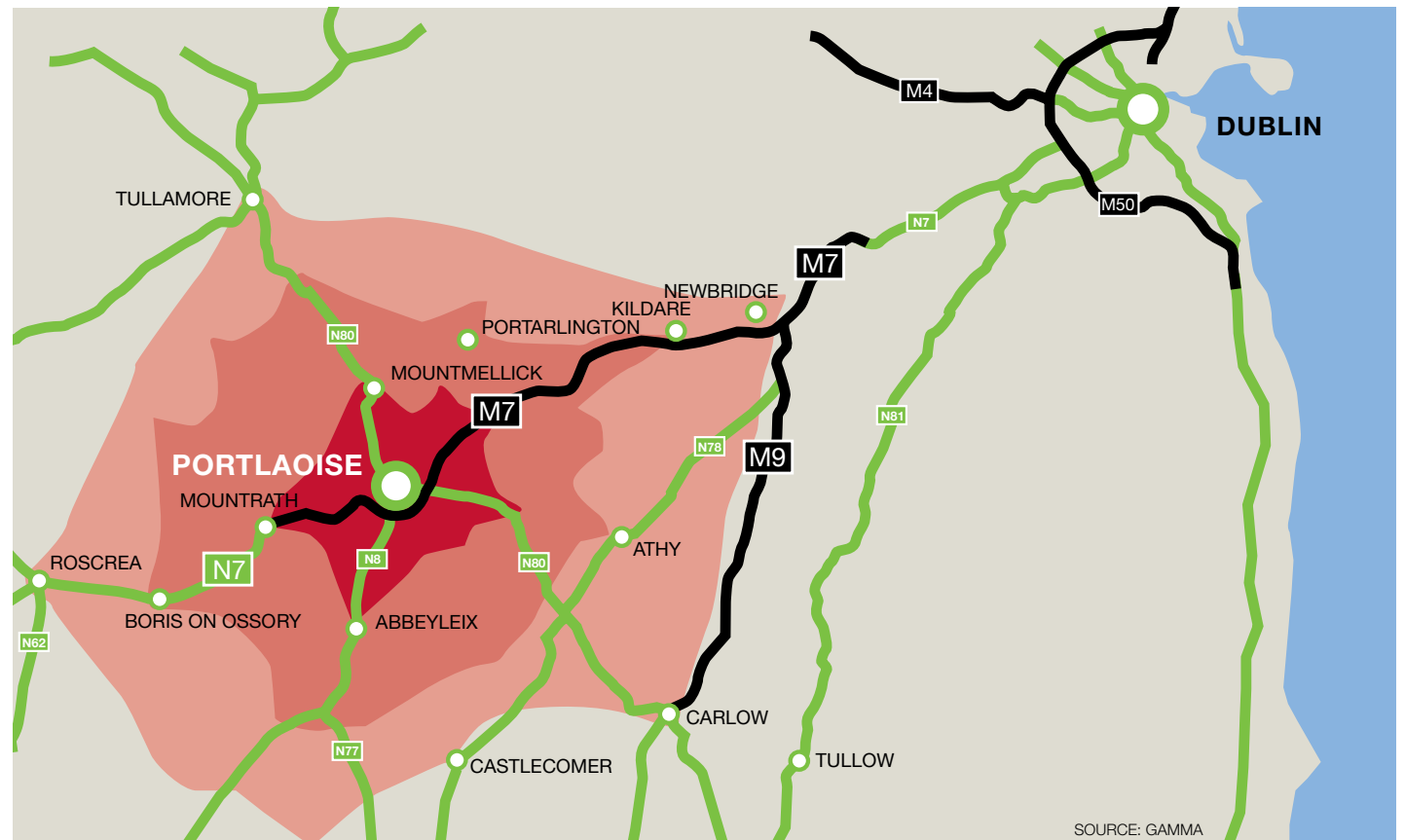
LAOIS SHOPPING CENTRE

Catchment Area	Population
■ 10 mins	25,982
■ 20 mins	55,466
■ 30 mins	146,404

- Population growth of 8.11% in Portlaoise since 2002.

- 76% of the population are between the ages of 15-65.

DEMOGRAPHICS...



LOCATION

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**URBAN
LIVING
ON
THE
EDGE**

Portlaoise occupies a central location north of the county and is situated on the M7 motorway from Dublin at the junction of the N7 and N8.

Laois Shopping Centre is strategically located in the town centre on James Fintan Lawlor Avenue (N80) and Kylekiproe Road.

LOCATION

LAOIS SHOPPING CENTRE

- Existing footfall in excess of 60,000 customers per week.
- On completion it is estimated that this will rise to approximately 90,000 customers per week*.

ACCESS WITH EASE...



* The estimated number of customers per week is based on full occupancy.

THE BUILDING

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**CUT-
TING
EDGE
BUILD-
ING**

The newly redeveloped shopping centre has been propelled into a 21st Century shopping environment with a light and airy, double-height environment.

The central mall has two dramatic vertical elements at either end marking the entrances to the centre and three further access points at lower levels.

The centre benefits from direct pedestrian access to the town centre and to Kylekiproe Road to the rear.

THE BUILDING

LAOIS SHOPPING CENTRE

- 1,200 car park spaces.
- Tesco expanded from 3,250 sq m to 8,082 sq m.
- New units available in 2011.

LAOIS SHOPPING CENTRE IN PORTLAOISE TOWN CENTRE



FLOOR SPACE

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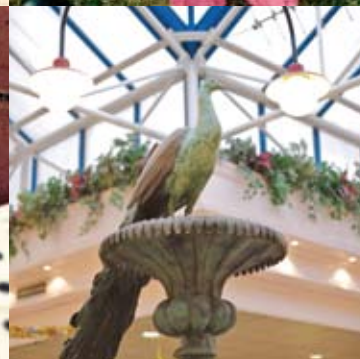
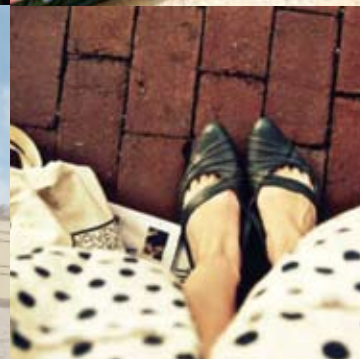
**EDGE
TO
EDGE
FLOOR
SPACE**

The centre is designed with retail levels strategically positioned over a state of the art underground car park on three levels.

A 3 metre clear span provides a spacious feeling car park that is linked directly to the retailing environment on the upper floors by both travelators and lifts.

LAOIS SHOPPING CENTRE - AT THE HEART OF YOUR DAY





Conditions to be noted:

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.

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www.laoishoppingcentre.com

Harcourt Developments Ltd.

operate one of the largest chains of shopping centres in the country with almost 100,000sq m of retail space in Dublin, Galway, Letterkenny, Dundalk, Limerick and Laois.

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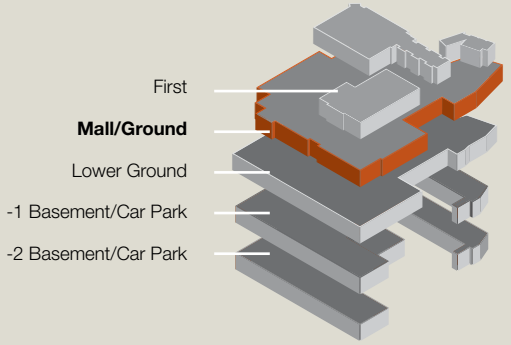
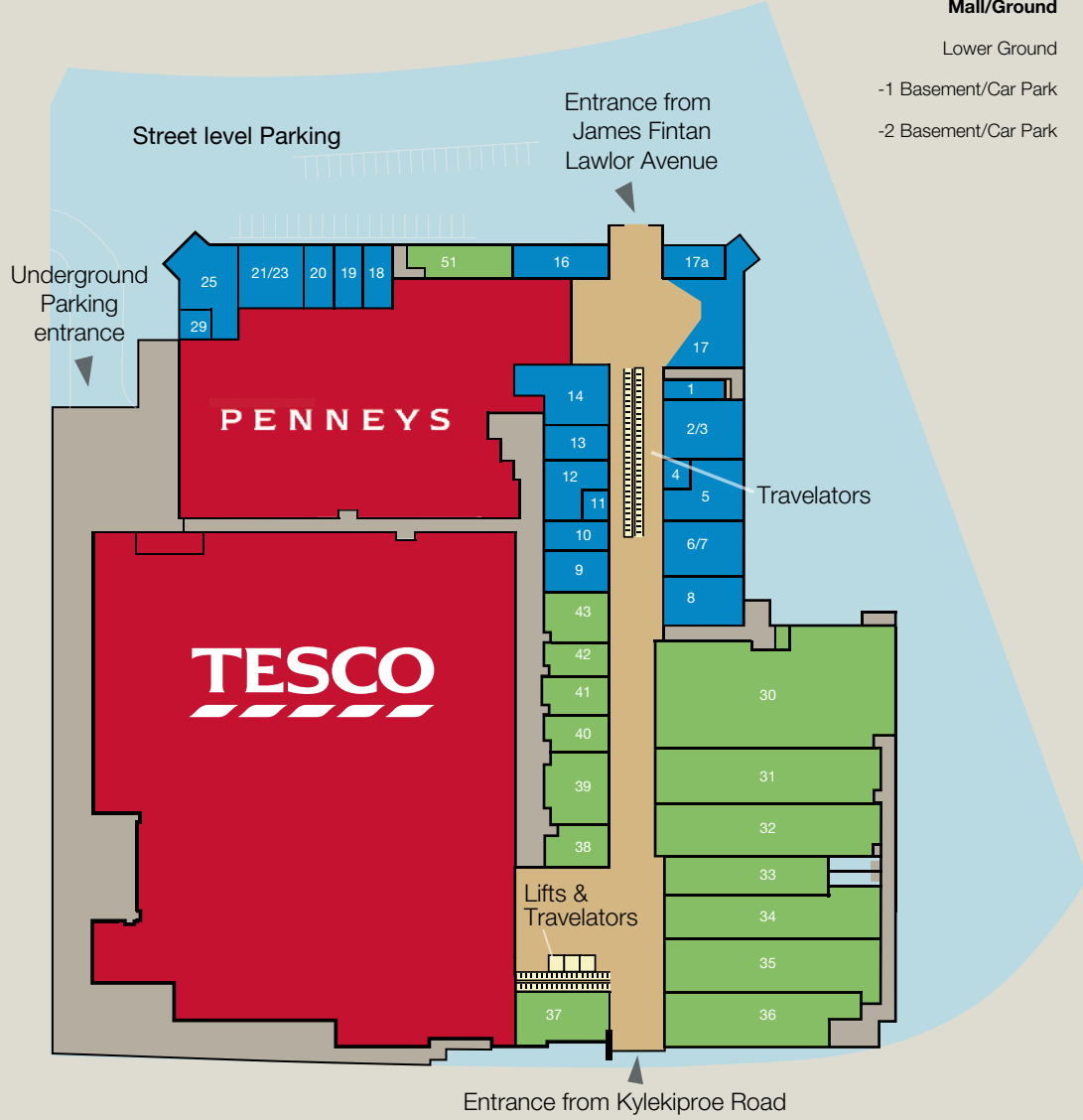
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With over 20 years of experience in the industry, Darmody Architects has established itself as one of Ireland's foremost architectural firms.

MALL/GROUND FLOOR PLAN

Unit No.	Status	Area m ²
30		848
31		453
32		436
33		248
34		364
35		445
36		348
37		185
38		99
39		171
40		83
41		91
42		76
43		120
51		126
Anchor 1	Tesco	8,082
Anchor 2	Penneys	2,990



- Available
- Existing units
- Penneys and Tesco

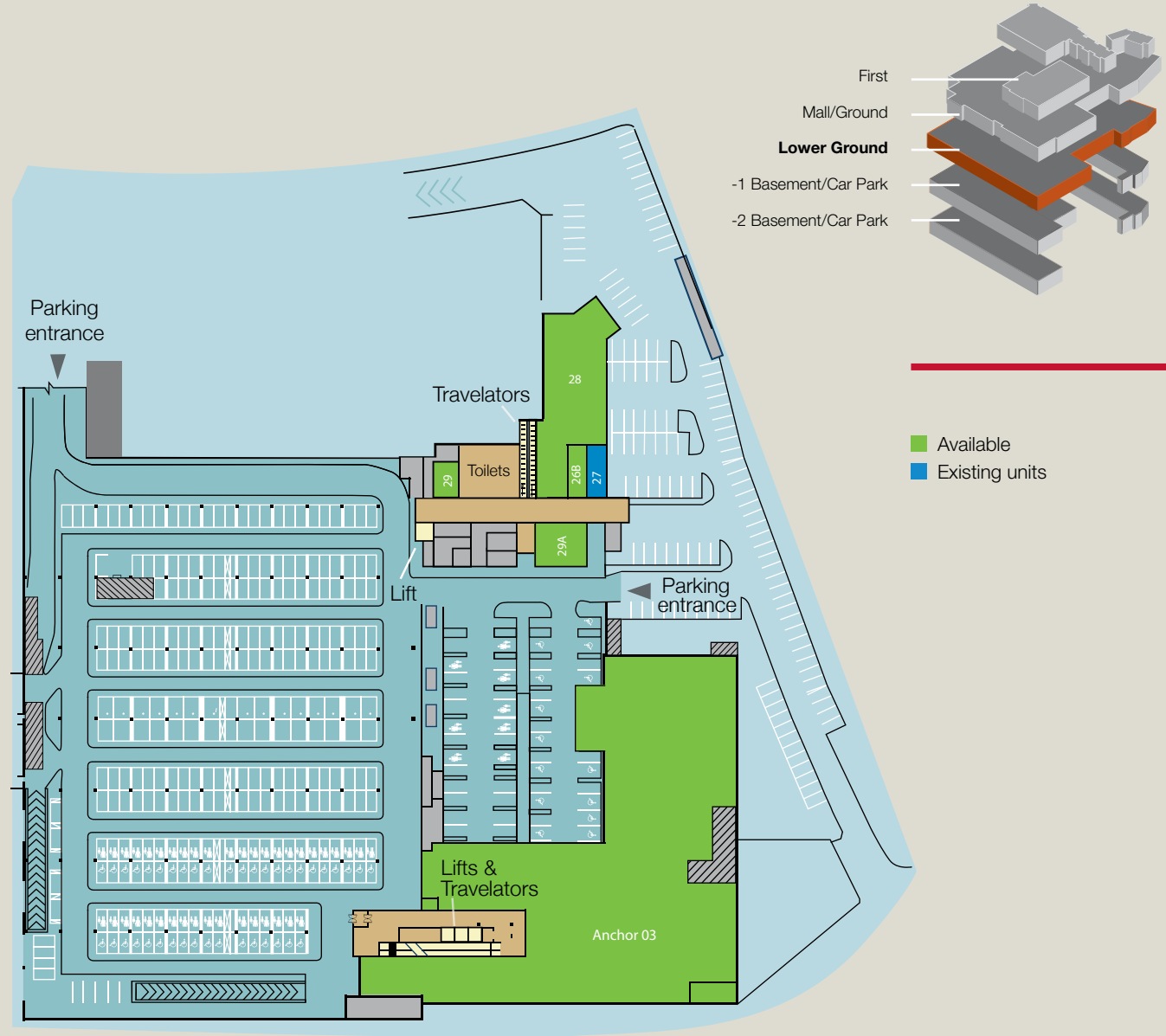
LOWER GROUND FLOOR PLAN

Unit No.	Status	Area m2
Anchor 3		3,720
28		528
29		28
29A		107



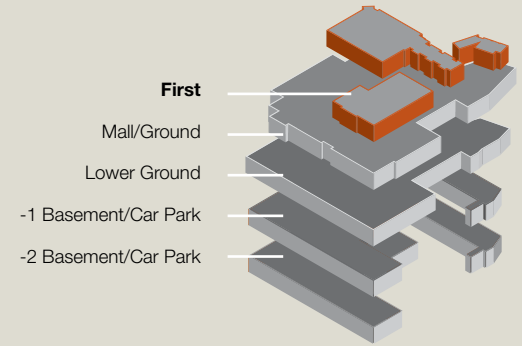
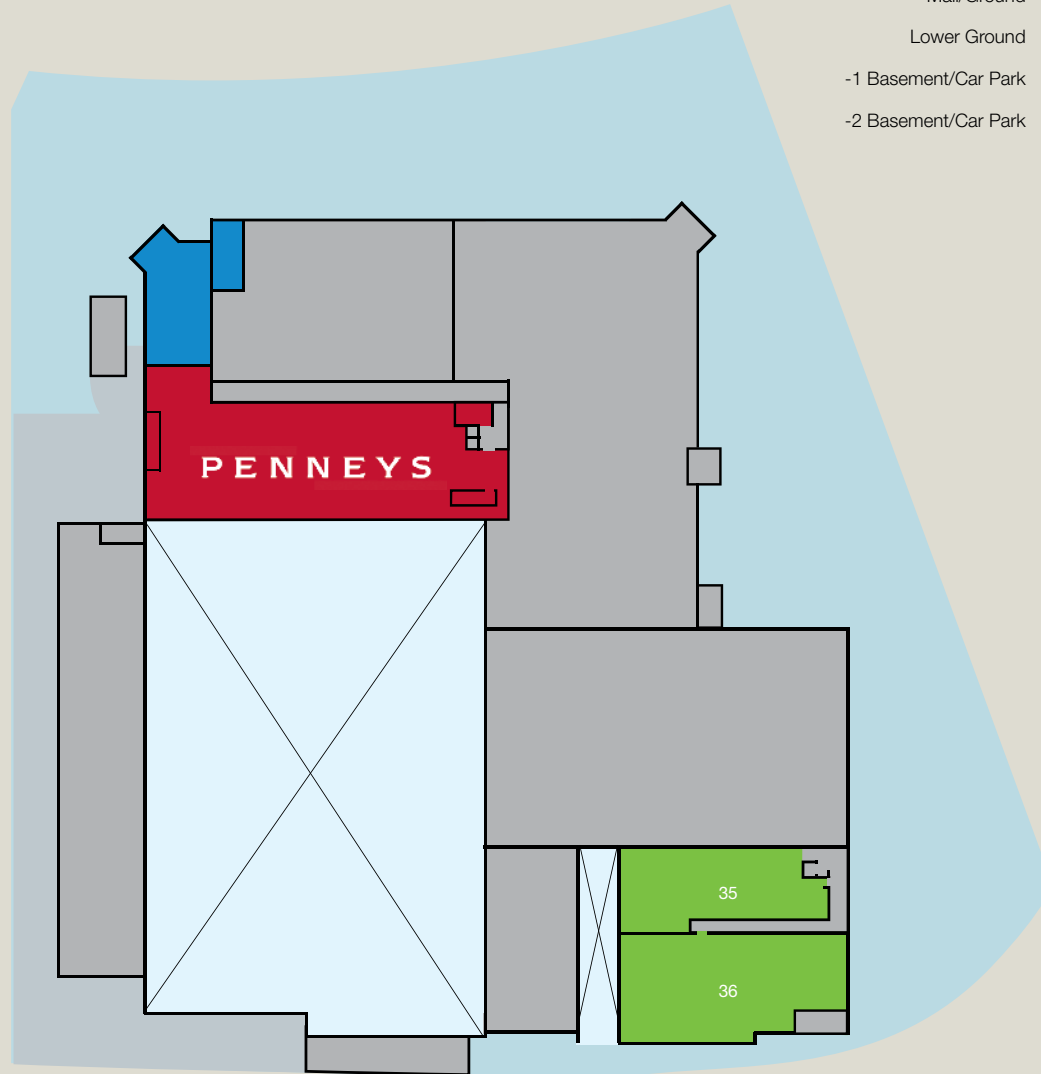
FLOOR PLANS

LAOIS SHOPPING CENTRE



FIRST FLOOR PLAN

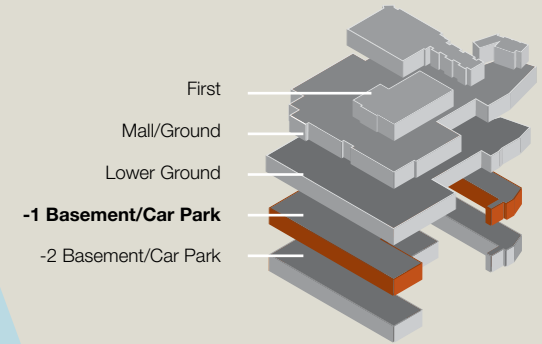
Unit No.	Status	Area m2
35		529
36		850
Anchor 2	Penneys	1,685



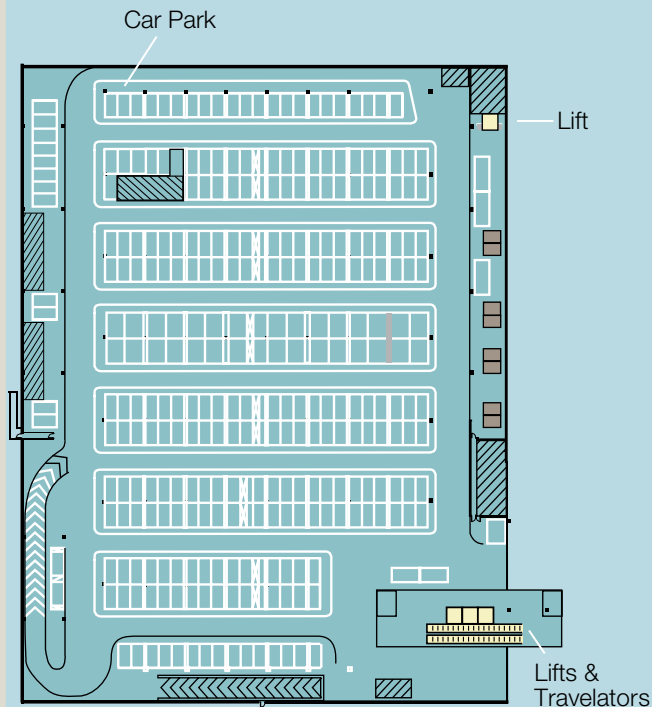
First
 Mall/Ground
 Lower Ground
 -1 Basement/Car Park
 -2 Basement/Car Park

- Available
- Existing units
- Penneys

BASEMENT(-1 & -2) FLOOR PLAN



- 1,200 car spaces (approx)
- 3 metre clear height
- 200 lux lighting



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