



QUINTAIN

# THE CROSSINGS

SHOP, DINE, RELAX, WORK-OUT,  
ENTERTAIN, AND LIVE EVERY DAY



Adamstown

# THE CROSSINGS



Adamstown



A BRAND  
NEW  
CENTRE

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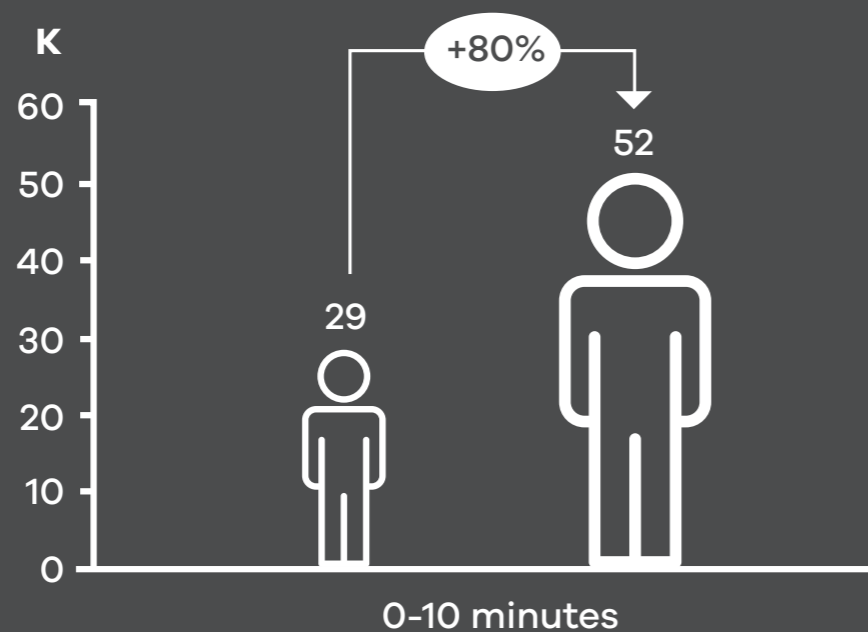
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WITH A  
BRAND  
NEW  
LOOK



# LOCATION KEY FACTS

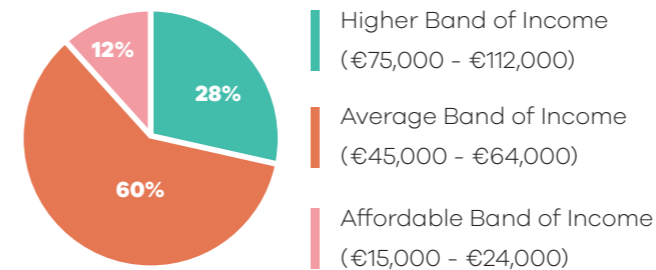
## Current and future population



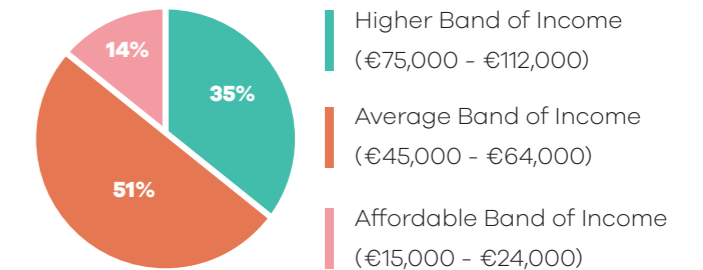
New housing developments assessed within a 10-minute drive of Adamstown are forecast to increase the residential population by 18k (+63%), once all developments are complete.

## Income Profile (based on 10 minute drive time)

Current:

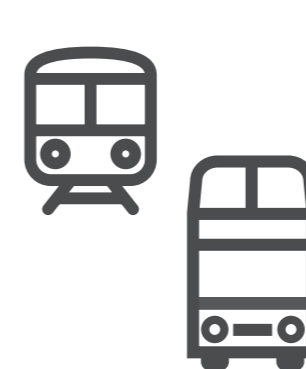


Future Population:



## 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%).

# 87,500



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

15,500

## 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

CELBRIDGE

LEIXLIP



3,100

HOMES BUILT TO DATE



9,000

HOMES WHEN FULLY COMPLETE

# THE CROSSINGS

ADAMSTOWN TRAIN STATION

ADERRIG

CELBRIDGE LINK ROAD

M4

TANDY'S LANE LUCAN

AIRLIE PARK

Aderrig, 235 units on site, with a further 227 units in planning process

Tandy's Lane Village, 245 units on site with a further 450 units in planning process

TANDY'S LANE PARK

RAIL LINE

NEWCASTLE ROAD



# 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.



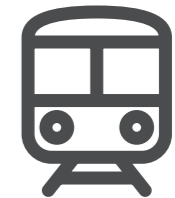
West Dublin has established itself as a strong commercial and residential location due to the immediate access to transport links.

Two of the largest business parks in the locality are Grange Castle and Park West Business Campus, both short commutes from Adamstown.

Park West Business Campus is home to over 300 businesses with approx. 10,000 employees, while Grange Castle employs approx. 2,500 employees. Intel Leixlip, which employs in excess of 4,500 people is also located a short distance from The Crossings.



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



Adamstown Train Station is located directly across from The Crossings and provides an excellent train service. Adamstown is also located along the DART plus south west expansion project.



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



# THE CROSSINGS as a destination...

This new development will include significant retail amenity, anchor grocery store, convenience retail, food and beverage units, health care facility, civic building and a library. This new urban village will sit alongside and compliment the 10,000 residential units proposed for the entire Adamstown Planning Scheme.





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

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

Phase 1 - 279 residential units

**BLOCK A,C & D**

450 residential units, currently in planning process

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.

**BLOCK G**

185 residential units.

**BLOCK E**

**BLOCK B**

**BLOCK F**

**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.

**THE CROSSINGS**



**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.

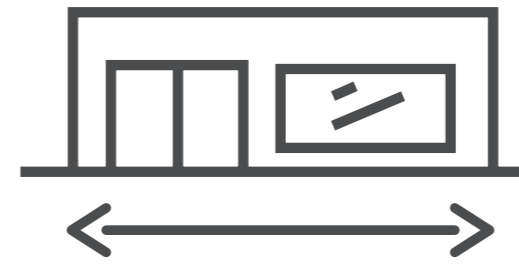


# SOME KEY FACTS



ENERGY RATING **BER A3**

 **400**  
CAR SPACES



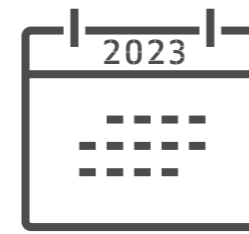
**5,676**

SQ. M.  
Already pre-let



**2**

ANCHOR TENANTS



**Q1**

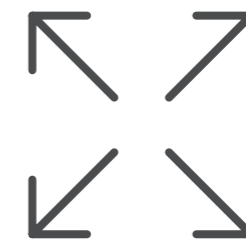
FIRST PHASE  
OPEN 2023

**20**

UNITS AVAILABLE

**2,787**

SQ. M. OF NEW RETAIL  
SPACE AVAILABLE



**3**

MINS WALK



Located Beside  
Adamstown  
Train Station

UNRIVALLED  
CONNECTIVITY  
AND TRANSPORT  
LINKS



# FLEXIBLE SPACES



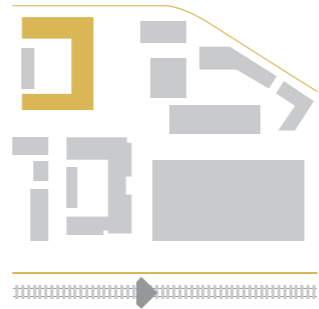
The first phase, consisting of Block B, E and F, at The Crossings is clustered around new streets, a new public square and is anchored by Tesco creating an unparalleled draw to the scheme.

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

THE PLATFORM Block B		GIA SQ.M
1	Under Offer	197
2		131
3		112
4		112
5	Mc Cabes Pharmacy	116
6	Mc Cabes Pharmacy	116
7	In Legals	229
8		198
9		64
THE JUNCTION Block E		GIA SQ.M
1	Grafton Barber	56
2	In Legals	92
2a		72
3		223
4		151
5	Kerrigan Butchers	107
6		113
7		112
8		143
9	Under Offer	246
10	In Legals	99
11	In Legals	99

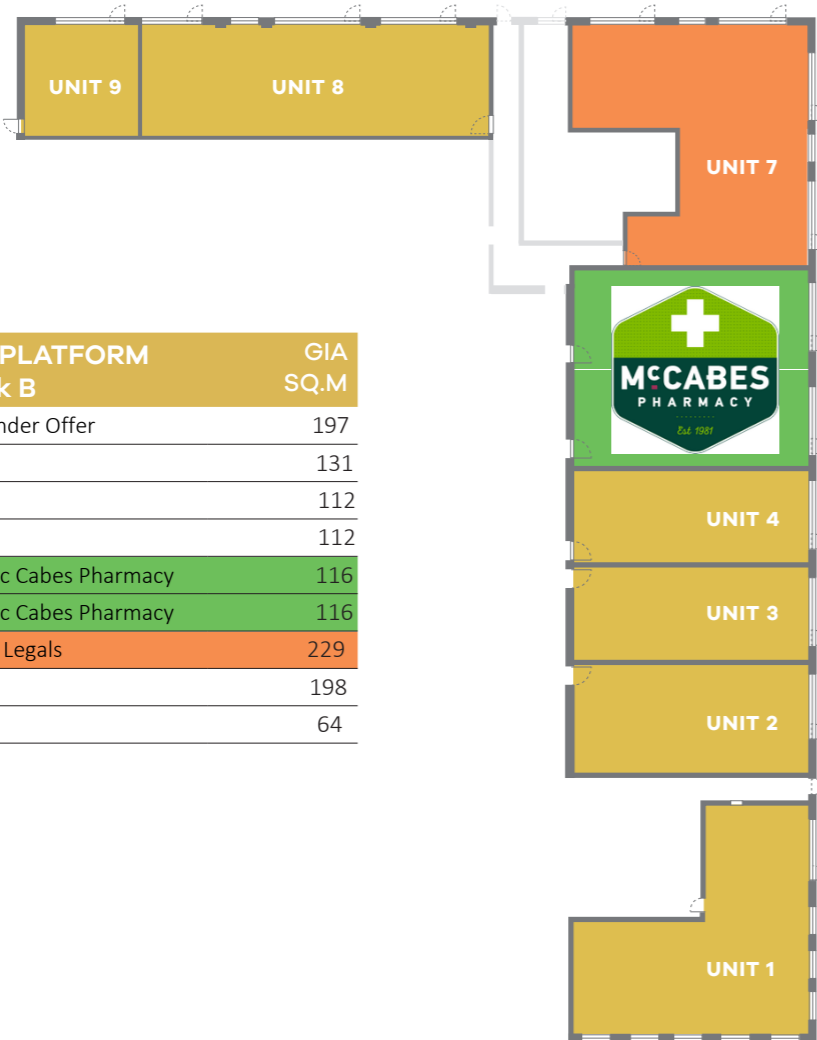
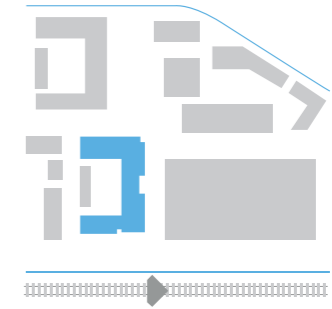
**BLOCK**

**B**

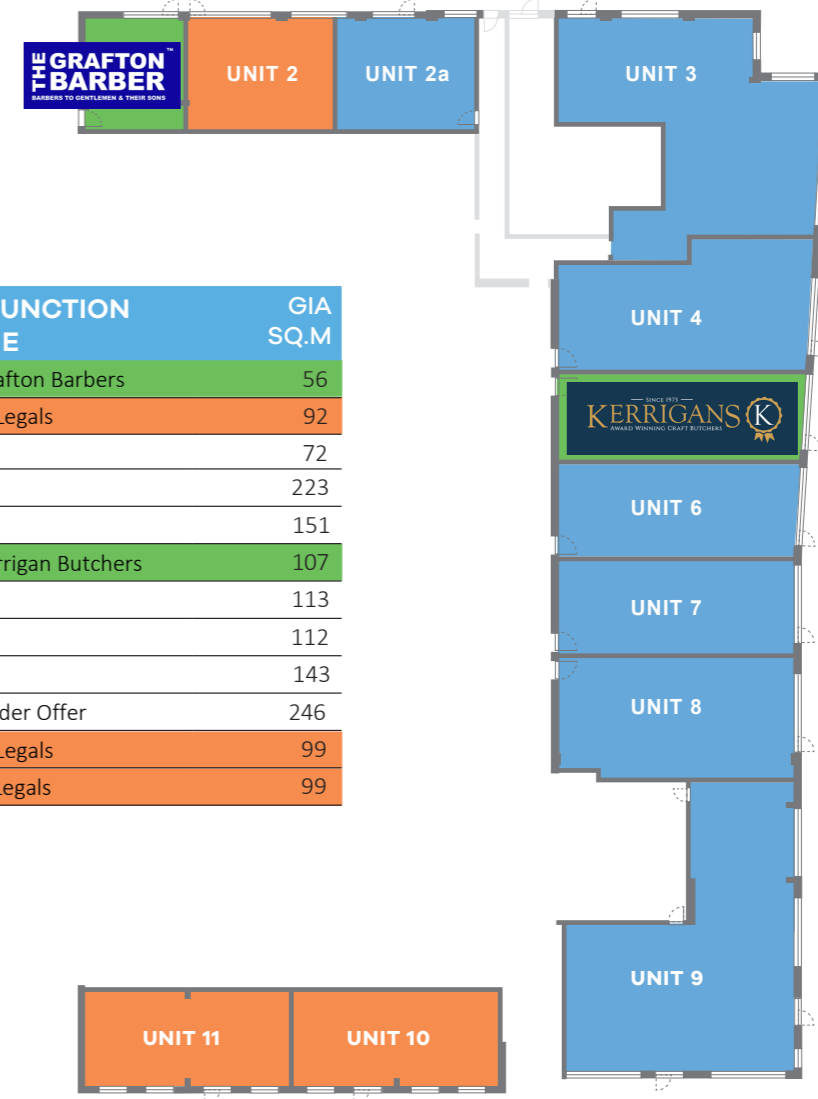


**BLOCK**

**E**



THE PLATFORM Block B		GIA SQ.M
1	Under Offer	197
2		131
3		112
4		112
5	Mc Cabes Pharmacy	116
6	Mc Cabes Pharmacy	116
7	In Legals	229
8		198
9		64



THE JUNCTION Block E		GIA SQ.M
1	Grafton Barbers	56
2	In Legals	92
2a		72
3		223
4		151
5	Kerrigan Butchers	107
6		113
7		112
8		143
9	Under Offer	246
10	In Legals	99
11	In Legals	99



QUINTAIN

# A PROVEN TRACK RECORD

**Quintain is one of the largest mixed-use developers in Ireland, with a landbank that can accommodate over 9,000 residential units and over 300,000 sq ft of commercial space.**

Jointly led by Eddie Byrne and Michael Hynes, our vertically integrated team has vast experience in every aspect of property development, construction and finance enabling us to plan, create and deliver innovative and forward-thinking communities that improve the standard of living in Ireland.

Since 2016, we have delivered over 1000 homes within our Adamstown and Portmarnock neighbourhoods. Our team works across all stages of housing delivery, from acquisition to master planning, design and construction through to sales and marketing.

With the existing Irish portfolio, Quintain is the third largest residential mixed-use developer in the country. Adamstown can accommodate approximately 4,800 homes across 200 acres of land, with further land at the neighbouring Clonburris site, to build approximately 350 houses; the recently acquired Cherrywood site is 120 acres and has an expected capacity of 3,000 homes; and the 87 acres in Portmarnock has the potential for 1,000 homes.

Quintain was established in London in 1992 and has developed significant expertise in leading major regeneration programs. The company was floated on the London Stock Exchange in 1996 and was taken private in 2015.



# 25

YEARS OF  
PROPERTY  
DEVELOPMENT



Today, Quintain UK is developing Wembley Park, one of London's most exciting new neighbourhoods, which contains, hotels, playgrounds, 70 shops and restaurants, a multi-screen cinema, theatre, public spaces and will have over 10,000 homes when it's complete.



# FIND OUT MORE...

For further information contact:



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19-26 Pembroke Street  
Dublin 2  
bannon.ie

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.

#### Caveats & Disclaimers

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# THE CROSSINGS



**Adamstown**

