

To Let



Suites 3, 5 & 10 Northwood House

Northwood Campus, Santry, Dublin 9

Modern Suburban Offices

EXECUTIVE SUMMARY

- Modern suburban office suites ranging from approximately 1,500 sq.ft. to 3,380 sq.ft.
- Prime location
- The Campus is well served by a selection of bus routes
- Private terrace to suites above ground floor level
- LED lighting
- Raised access floors throughout
- Suspended ceilings with integrated air conditioning units
- 3 - 4 car parking spaces per suite with additional parking available
- Available on Flexible lease terms
- Quoting Rent €23 per sq.ft.



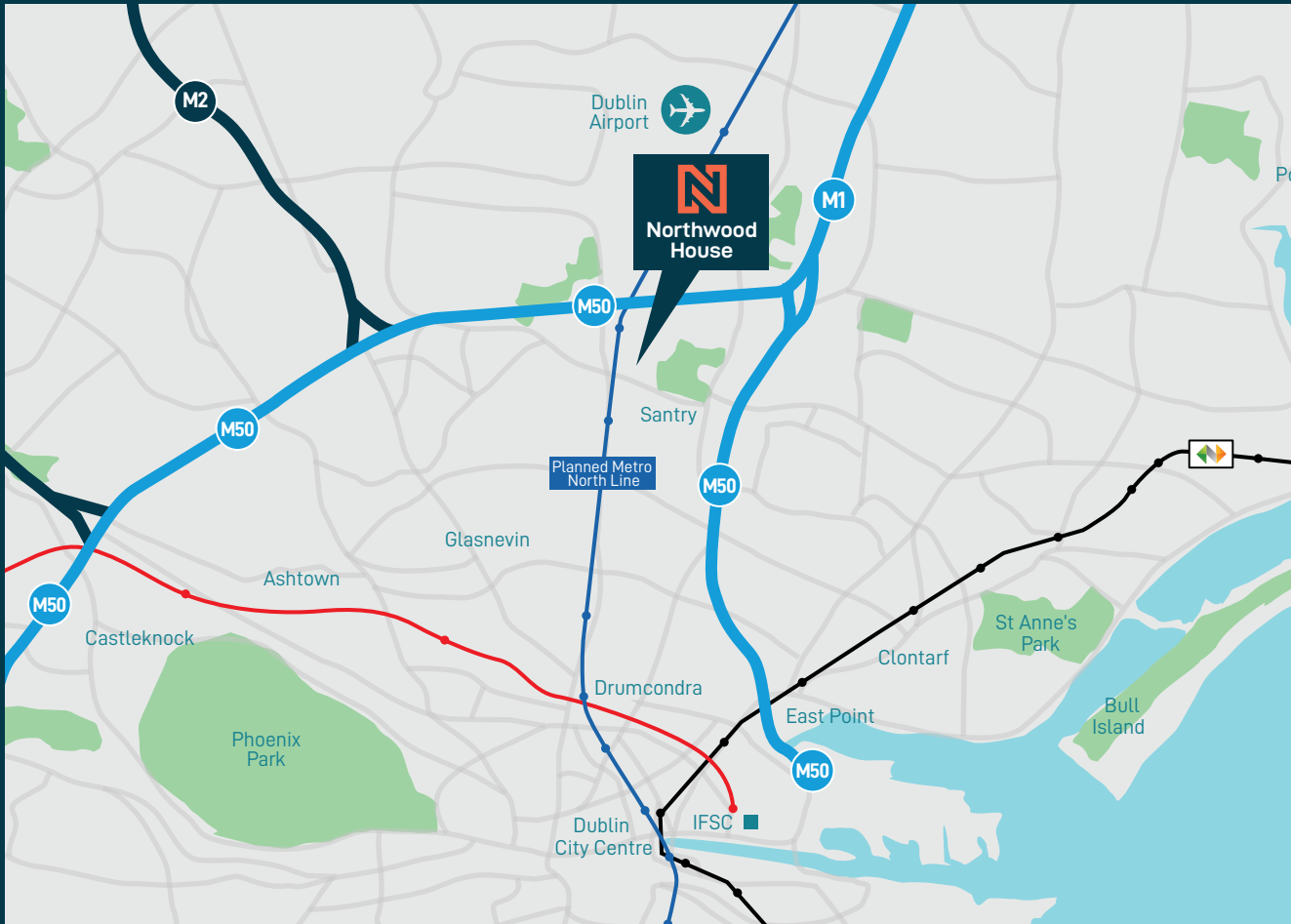



Northwood House

- | | |
|-----------------------------------------------------------------|---------------------------------------------------------|
| 1 Dublin Airport | 7 Northwood Court |
| 2 Gulliver's Retail Park | 8 Future PRS & Commercial Development - Westhill |
| 3 Future PRS & Commercial Development - Blackwood Square | 9 Swift Square |
| 4 Spar & Costa Coffee | 10 Sports Surgery Clinic |
| 5 The Crescent Building | 11 Crowne Plaza Hotel |
| 6 Future PRS & Commercial Development - Westhill | 12 Ben Dunne Health & Fitness |

LOCATION

Northwood Campus is a mature parkland environment comprising over 220 acres, incorporating office, medical, residential, hospitality & retail accommodation alongside a 90-acre public park. Amenities include a number of hotels, restaurants, Ben Dunne health and fitness centre & Gulliver's Retail Park. The Campus is also home to the internationally renowned Santry Sports Surgery Clinic. Northwood Campus is within easy access of a range of transport modes. The Campus is strategically situated between Dublin's central commercial hub and Dublin Airport, with immediate access to the country's primary motorway routes. The location is well served by a choice of public transport options and Northwood benefits from the Dublin Port Tunnel and the planned Metro North line, which are both on the doorstep of the campus. Existing corporate occupiers within the campus include Regus, Affidea, Greencore, Santry Sports Surgery Clinic and Europcar with IKEA and Decathlon located nearby.



CONNECTIVITY



5 mins

drive from Dublin Airport



5 mins

drive from the Dublin Port Tunnel



20 mins

drive to the City Centre



5 mins

drive to the Omni Park Shopping Centre and Santry Village



Adjacent to the junction of the M1 and M50 motorways which in turn connect to the main arterial routes of the N2, N3, N4, N7 and N11



Excellent regular bus services along the quality bus corridors bordering the campus



Metro North line is being developed from the city centre to Dublin Airport/Swords with a dedicated station at Northwood

NORTHWOOD CAMPUS



OFFICES

- 1 Northwood House
- 2 Northwood Court
- 3 Greencore Group
- 4 No.1 Northwood Avenue
- 5 Swift Square
- 6 The Crescent Building

RETAIL

- 7 Gulliver's Retail Park
- 8 Eurospar & Costa Coffee

RESTAURANTS

- 9 Gourmet Food Parlour
- 10 Touzai Restaurant

HOTELS

- 11 Crowne Plaza Hotel & Conference Centre
- 12 Holiday Inn Express

LEISURE FACILITIES

- 13 Ben Dunne Northwood Health/Fitness Centre
- 14 Santry Demesne Park
- 15 Morton Stadium

MEDICAL

- 16 Sports Surgery Clinic
- 17 TLC Nursing Home
- 18 Northwood Imaging

RESIDENTIAL

- 19 Parklands Apartments
- 20 Temple Court Apartments
- 21 Temple Gardens Apartments
- 22 Temple Lawns Apartments
- 23 Heywood Court Apartments
- 24 Lymewood Mews Apartments
- 25 Carrington Park Apartments



DESCRIPTION

The subject property comprises a modern five storey over basement, third generation office building providing 24 no. office suites extending to 4,129 sq.m. (44,447 sq.ft.) GIA along with 115 no. surface and basement car parking spaces. The property was constructed in 2009 and features a glazed façade, raised access flooring, zoned gas-fired central heating, with kitchenettes and WC's to each suite. A number of units feature air conditioning as a tenant fitout. In addition, private glazed balconies are provided to each suite above ground floor.

ACCOMMODATION SCHEDULE

SUITE	FLOOR	SQ.M. GIA	SQ.FT. GIA	CAR SPACES
10	Ground	135	1455	4
3	First	157	1690	4
5	Second	157	1690	3

FEATURES



High quality external finish with substantial double glazed aluminium façade and polished stone panels



Building design maximises natural light



Private balconies to all suites over ground floor



Generous WC provision with electric showers



Zoned gas-fired central heating



Suspended ceilings incorporating recessed lighting



Raised access floors with powered floor boxes provided at 1:10 sq.m.



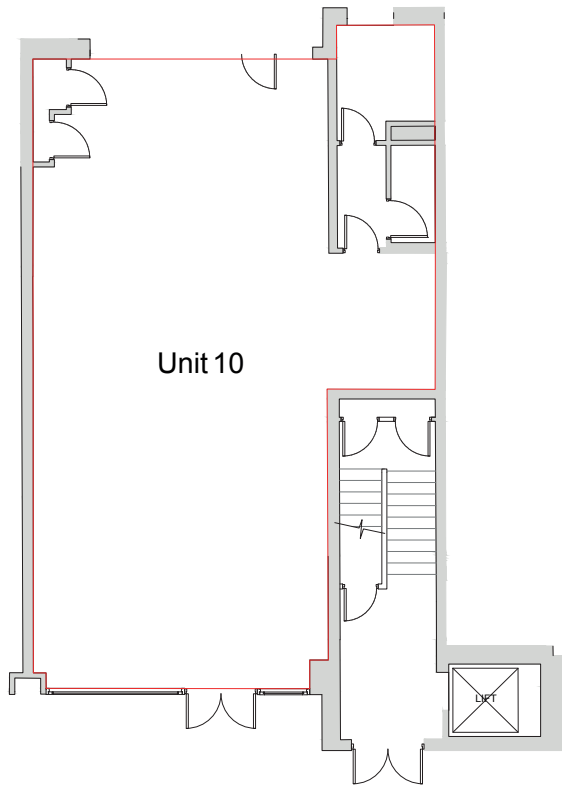
Keypad access control



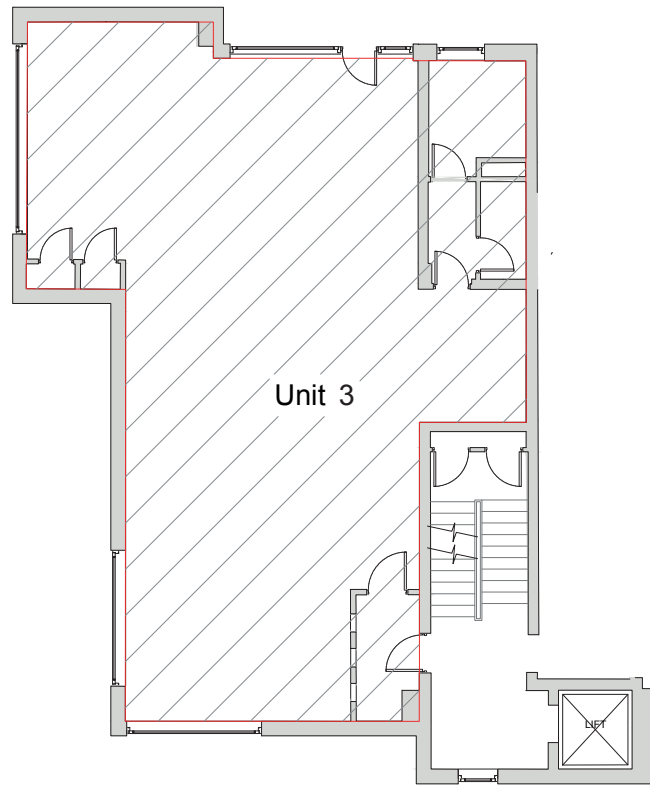
Generous vehicle and bicycle parking provisions.



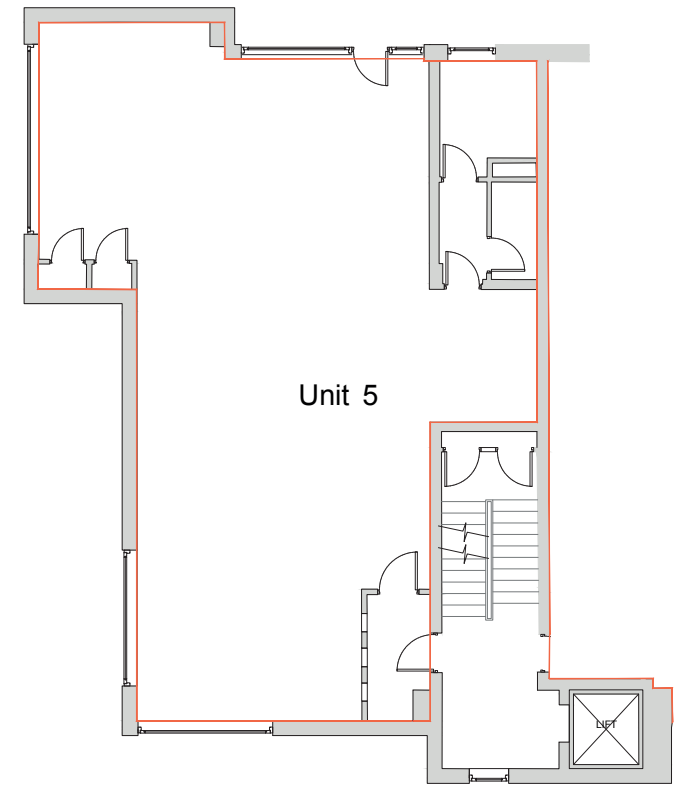
UNITS FLOOR PLANS



Ground Floor



First Floor



Second Floor

QUOTING RENT

€23.50 per sq.ft.

SERVICE CHARGE

Est €3.10 per sq.ft.

CAR PARKING

Available at €1,500 per space.

VAT

Please refer to agent.

BER

BER B1 C2

BER numbers and Certificates available upon request.

VIEWINGS

All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.



AGENT DETAILS

QRE Real Estate Advisers

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PSRA Registration No. 003587.

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