



REAL ESTATE
ADVISERS

TO LET



CORBALLIS HALL

(AT DUBLIN AIRPORT), SWORDS ROAD, CO. DUBLIN

SUBJECT TO CONTRACT / CONTRACT DENIED

BER A3



NB. For identification purposes only



M50 & M1
M1 2 min drive
M50 5 min drive



PORT TUNNEL
5 min drive



CITY CENTRE
15 min drive



AIRCOAH
5 min walk

LOCATION

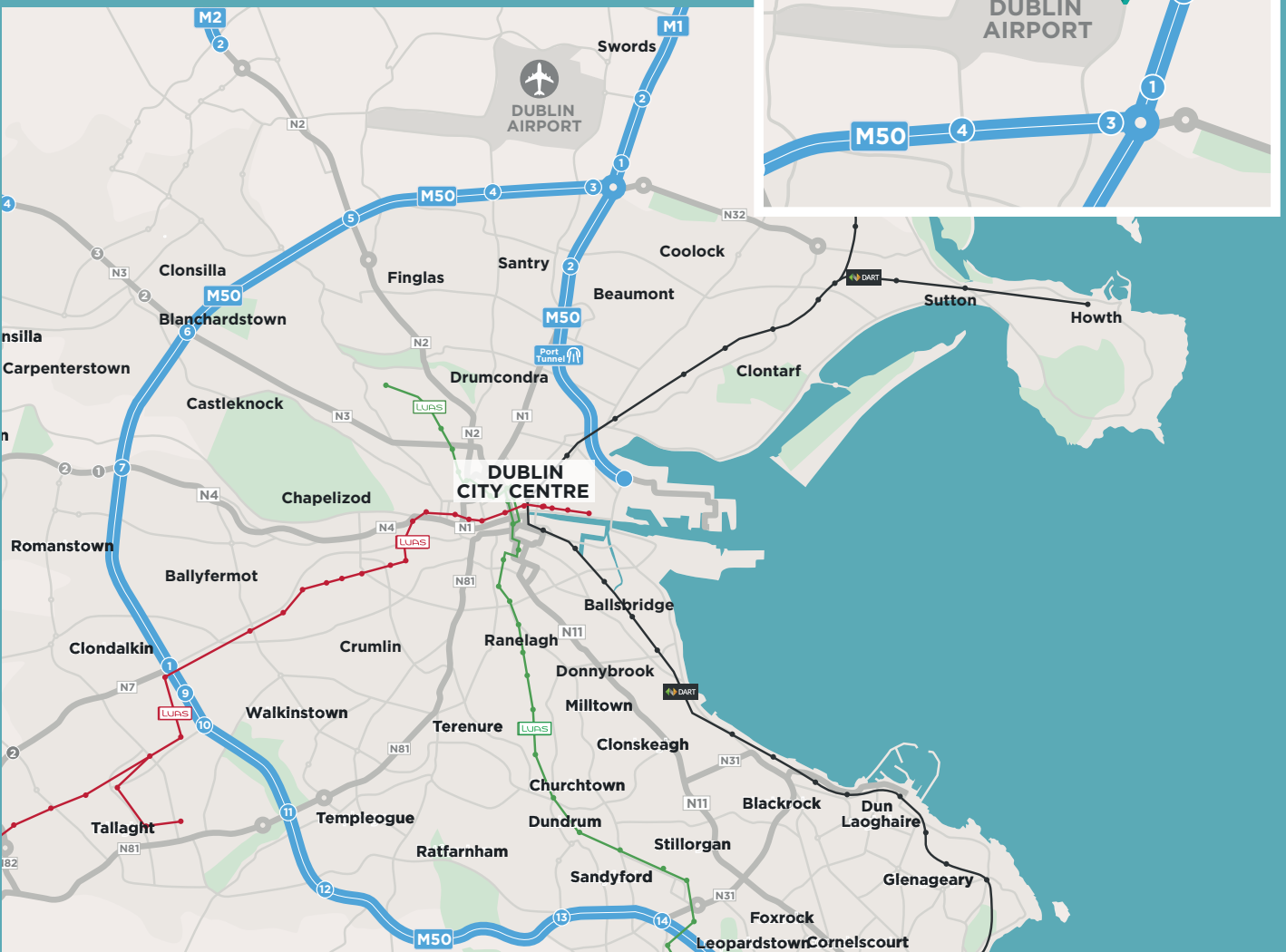
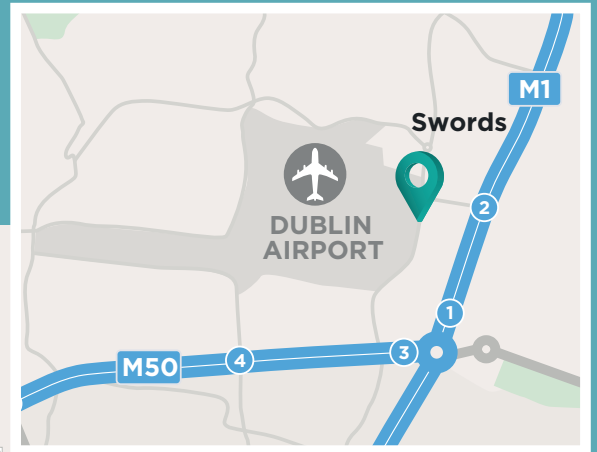
Corballis Hall is located in one of north Dublin's most high profile, well serviced and accessible locations. The building is located within Dublin Airport Campus, fronting on to the R132, approximately 500m from the main Dublin Airport roundabout.

This location offers exceptional international and national connectivity with the M50, M1 and Port Tunnel all located within a 5 minute drive and Dublin City centre a mere 15 minutes' away via the Port Tunnel. The new Dublin MetroLink is planned to run within close proximity of the building and the location is very well served by bus services with over 1,500 daily local, urban and national departures from Dublin Airport.

Local hotels include The Radisson, Maldron and nearby Dublin Premier Inn and Clayton Hotel. Alsa Sports and Leisure Centre is located within 500m and Flyefit and Ben Dunne Gyms are also located nearby.

Local retail and restaurants include the numerous landside services within Terminals 1 & 2 at Dublin Airport, Kealys Pub, The Coachmans, Wrights Food Fayre, McDonalds, the Pavilions Shopping Centre in Swords and Omni Shopping Centre in Santry.

The location is already home to numerous corporate occupiers including Kellogg, ESB International, Ryan Air, DAA, Aer Lingus, Bank of Ireland, Electric Ireland, Regus and National Standards Authority of Ireland to name but a few.





Skybridge House

Dublin Airport Terminal 1

aircoach

Dublin Bus

Kellogg's

Dublin Airport Terminal 2

DUBLIN AIRPORT CENTRAL

ESB

Aer Lingus

daa

R132



RYANAIR

Dublin Aerospace



CIRCLE K

Aer Lingus

maldron HOTEL
DUBLIN AIRPORT

Radisson
HOTEL DUBLIN AIRPORT

Airport
roundabout

Corballis Hall

R132

Red Carpark

DESCRIPTION

Corballis Hall is a high profile and prominent four storey over basement modern office building designed by leading Dublin Architects Keenan Lynch.

The building provides 1,853 sq.m. (20,000 sq.ft.). of modern Grade A office accommodation behind a striking front elevation. Floor plates are regular in shape with floor to ceiling glazing providing an attractive working environment with natural light on all elevations and views from Irelands Eye to the Wicklow mountains. The fourth-floor benefits from a balcony to the front and a terrace to the rear, with views of Terminal 2 and Dublin Airport.

The accommodation has been finished to the highest standards and the premium finishes and materials provide a contemporary modern workspace, which will suit a variety of occupiers.

The property comes with the added benefit of 32 secure basement car parking spaces and bicycle parking is also provided for.

The building meets the highest standards of sustainability and benefits from a Building Energy Rating of A3.

Specification includes;

- BER A-3 rating targeted
- 1:8 base occupancy
- 4.5 kN per sq.m. office floor loading
- Flexible floor plates capable of further subdivision
- 2.8m floor to ceiling heights
- Metal suspended ceilings
- Recessed LED lighting
- 4 pipe fan coil air conditioning
- Floor to ceiling glazing
- 4 x Shower Facilities
- Passenger lift
- Ample bicycle spaces
- 32 basement car parking spaces.

ACCOMMODATION SCHEDULE

FLOOR	USE	GIA SQ.M.	GIA SQ.FT.
Ground Floor	Office	473	5,091
First Floor	Office	503	5,414
Second Floor	Office	499	5,371
Third Floor	Office	378	4,069
Total		1,853	19,945



LEASE

New Lease Terms.

RENT

€35 per sq.ft.

BER

BER A3

RATES

Not as yet rated.

SERVICE CHARGE

TBC.

VIEWINGS

Contact agent.

AGENTS DETAILS



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PSRA Registration No. 003587

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