

# BUILDING N<sup>o</sup>. ONE

CHERRYWOOD  
BUSINESS PARK,  
DUBLIN 18



**TO LET** | MODERN OFFICE OPPORTUNITY



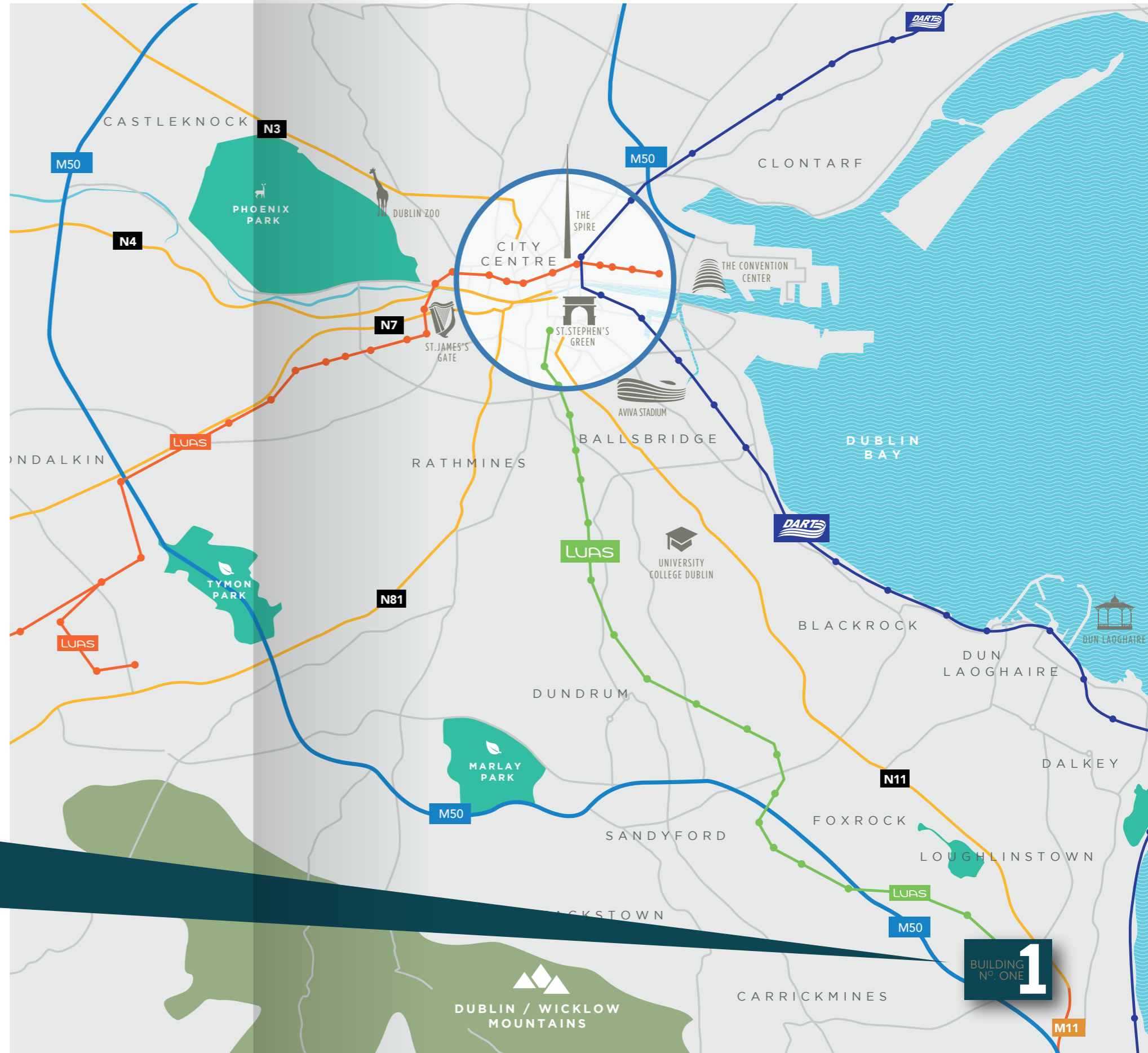
## Location

Cherrywood is pivotally located between the M50 and N11 in an affluent South Dublin location, approximately 16km south of Dublin City Centre. The building is situated directly opposite Bride's Glen LUAS terminus, which connects Cherrywood to Dublin City Centre by light rail in less than 40 minutes.

Cherrywood is set to become a major new residential and employment hub in the County and the Region. Much of the required public infrastructure (roads, bus lanes, bike tracks, parks etc.) to serve Cherrywood is currently in place or under construction.

The development of the wider Cherrywood masterplan will include 10,000 residential units, the new Cherrywood Town Centre, which will include 3.5m sq.ft. of retail, retail services, a hotel, and a wide range of public parks, educational and community facilities. Dun Laoghaire harbour and the Irish Sea are within easy reach with a fantastic selection of eateries and activities on offer. With easy access onto Brides Glen road, the Wicklow and Dublin mountains are only a short distance away. For the outdoor enthusiast Cherrywood is ideally located.

Cherrywood Business Park is already home to leading national and multi-national companies. The surrounding area is an established office location with nearby occupiers including Dell, Abbott, Aviva, Elavon, Accenture, Synchro and APC.



NB. For identification purposes only

## Description

Building 1 is a detached 3 storey, modern office building comprising 5,800 sq.m. (62,000 sq.ft.) GIA, with 84 surface car parking spaces. It is located only 500 metres from the Bride's Glen stop on the LUAS Green Line.

Each floor, which is approx 20,650 sq.ft. is arranged around a central atrium providing bright, efficient, and adaptable accommodation, which will suit a wide variety of end users. The office floors are predominantly open plan but include perimeter glazed cellular offices.



3 story office



84 surface car parking spaces



2 x 10 person passenger lifts



Fully fitted toilets



Fully fitted shower facilities

## Specification



Raised access floors



Suspended ceilings



Recessed light fittings








Variable air volume (VAV) air conditioning





## Connectivity

- 
 Luas Green Line..... 5 mins walk
- 
 N11 ..... 1 min drive
- 
 M50 Motorway ..... 1 min drive
- 
 City Centre ..... 25 mins drive
- 
 Dublin Airport ..... 35 mins drive



Brides Glen Luas Stop

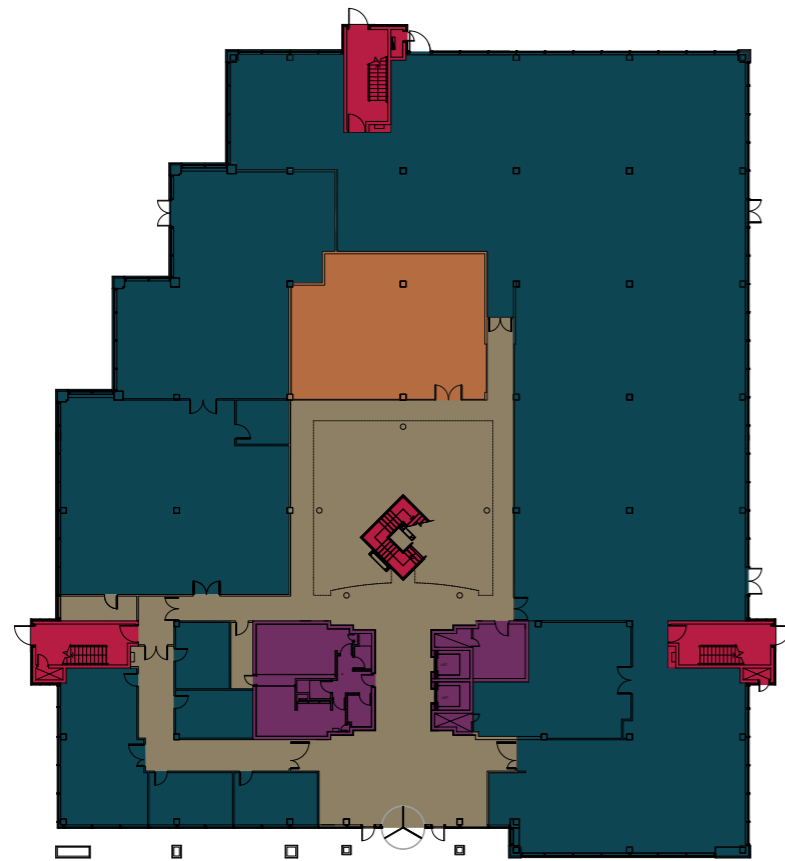


# Accommodation Schedule

AREA	GIA SQ.M.	GIA SQ.FT.
GROUND	1,933	20,810
FIRST	1,933	20,810
SECOND	1,933	20,810
<b>TOTAL</b>	<b>5,800</b>	<b>62,430</b>

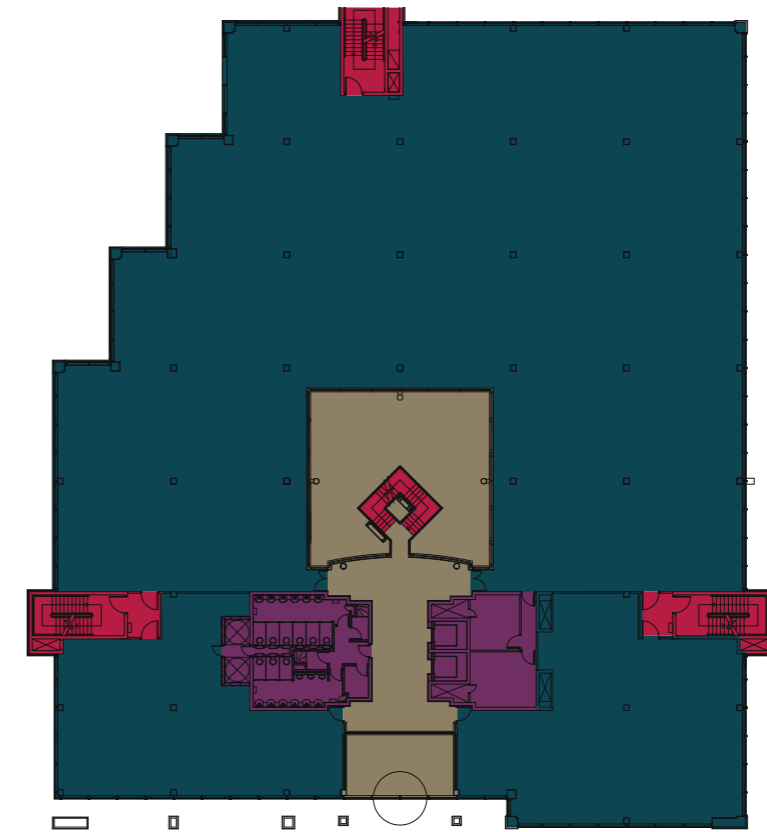
## Floor Plans

- TENANT
- ATRIUM
- CANTEEN
- TOILETS / LIFT
- STAIRS / EMERGENCY EXIT

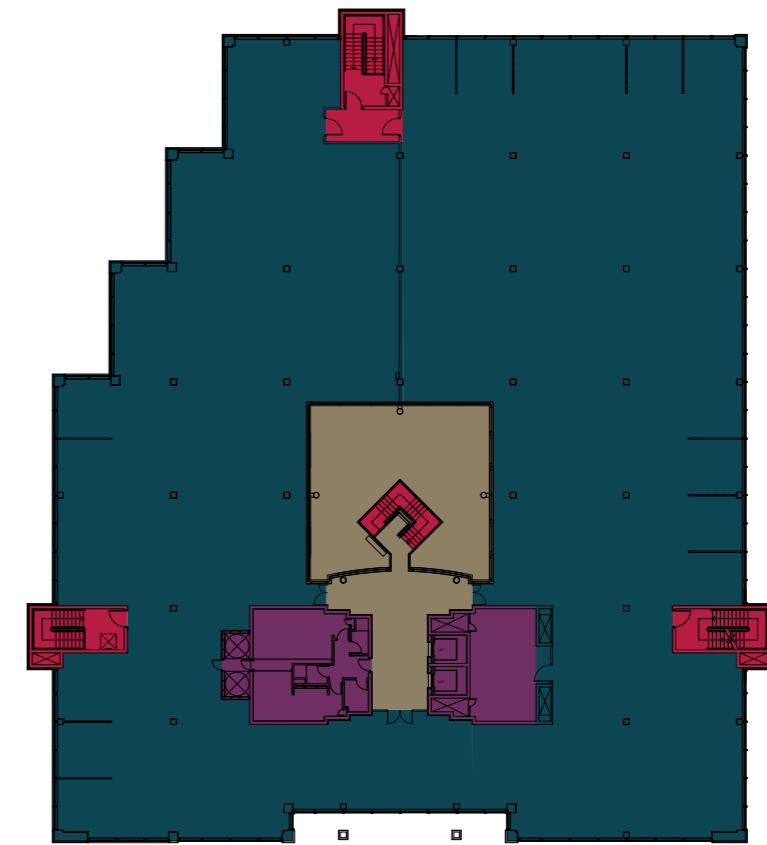


GROUND FLOOR

NB. For identification purposes only



FIRST FLOOR



SECOND FLOOR

NB. For identification purposes only



## Rent

€20 per sq.ft.

## Service Charge

Approx. TBC

## BER



## Lease Terms

Available on flexible new lease terms.

## Viewings

All viewings are strictly by appointment through the sole letting agent.

## Agent Details

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