

# FIRST FLOOR BUILDING 11

THE CAMPUS CHERRYWOOD | DUBLIN 18

TO LET | 30,000 sq.ft GIA of High-Quality,  
Fully Furnished First Floor Office Space

QRE

REAL ESTATE  
ADVISERS

BER B2





# FIRST FLOOR BUILDING 11

## KEY FEATURES



### Fit-out

Fully fitted and furnished ready for immediate occupation.

Modern open-plan workstations

Private meeting rooms and executive offices

Fully equipped kitchen and breakout areas



### Air conditioning



### Energy-efficient LED lighting



### Stunning views

Uninterrupted mountain views



### Natural light

Floor-to-ceiling glazing offers abundant natural light



### Sustainability

Energy-efficient building with B2 certification



### Security

24/7 monitored security and controlled access



### Manned Reception

Welcoming front desk with secure 365-day access



### Flexible Layout

Bright, flexible floor plates with 2.8m floor-to-ceiling height which can be sub divided



### Parking

Up to 50 dedicated car spaces and bike parking available



### Occupancy

1:8 sqm tenant occupancy ratio



### Amenities

New basement shower facilities for occupiers of the building





## TRANSPORTATION & ACCESSIBILITY

The Campus Cherrywood offers excellent connectivity via car, tram, and train, making it one of the most accessible business districts in Dublin.



### BY CAR

30 minutes to Dublin Airport

20 minutes to Dublin City Centre

7 minutes to Sandyford

1km from the M50 Motorway



### BY LUAS (LIGHT RAIL)

35 minutes to Dublin City Centre

18 minutes to Sandyford



### BY DART / TRAIN

20 minutes to Dun Laoghaire

12 minutes to Shankill DART Station (via shuttle bus)



FIRST FLOOR  
**BUILDING 11**





## BUSINESS ENVIRONMENT

Cherrywood is already home to industry leaders such as Dell, Aviva, Elavon, Laya Healthcare, Pioneer, Zoetis, Retail in Motion, Abbot Ireland, APC and VLE, with businesses from diverse sectors choosing this innovative hub. The area is designed to cater to firms of all sizes, from startups to multinationals.

## SUSTAINABILITY & GREEN SPACES

The district incorporates over 80 acres of open space, including Ticknick Park, offering a healthy work-life balance with cycling paths, walking trails, and green areas for relaxation.

## LOCATION OVERVIEW

Cherrywood is a master-planned urban development located in the south of Dublin, spanning over 400 acres. It combines modern commercial, residential, and retail spaces with ample green areas, offering a sustainable and vibrant environment for businesses and residents.

### PRIME LOCATION & ACCESSIBILITY

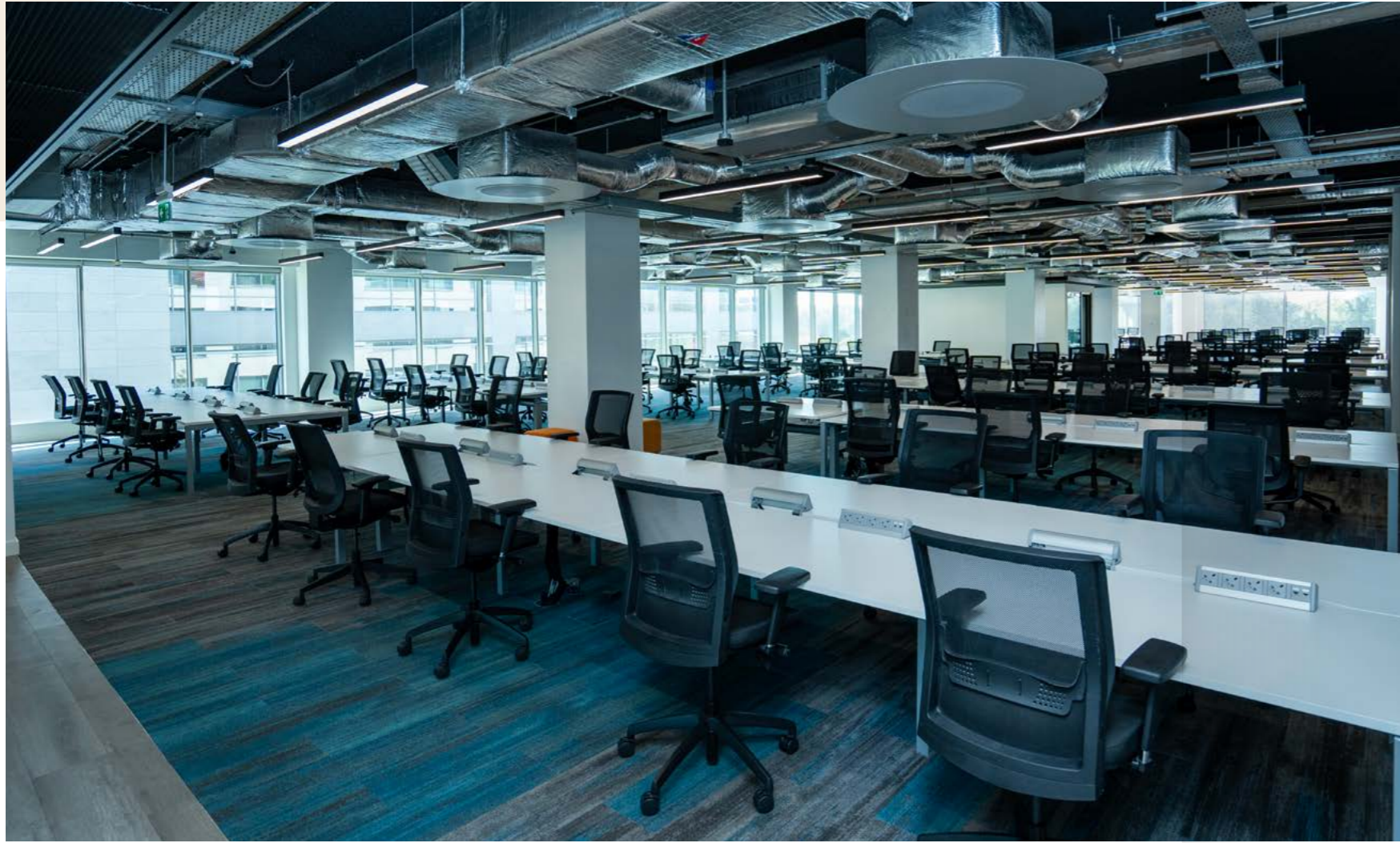
Cherrywood's strategic location immediately adjacent to the M50 motorway and N11 ensures easy access to the city centre and major transport hubs, including Dublin Airport. The Luas Green Line has two stops within Cherrywood, with the Brides Glen Luas Stop directly opposite Building 11 providing quick and convenient access to Dublin City and surrounding areas.



### CAMPUS AMENITIES

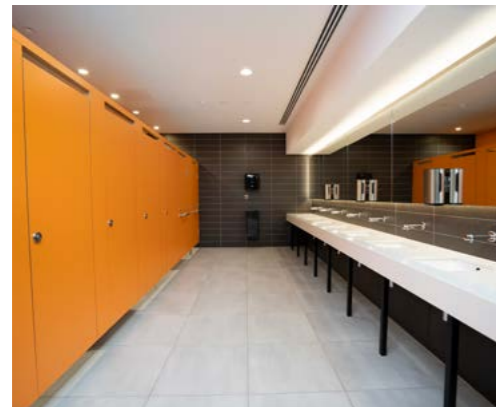
- Cafes, restaurants, and shops
- Fitness facilities and gyms
- Healthcare facilities including; Laya, The Mater Private and dental practice.
- Giraffe Childcare
- 8,000+ residential units planned, creating a live-work community in the heart of Cherrywood





## WHY CHOOSE BUILDING 11 IN CHERRYWOOD?

This is a unique opportunity to secure 30,000 sq.ft GIA of premium plug and play first floor office space in one of Dublin's fastest-growing business districts. With its modern facilities, exceptional views, and prime location, Building 11 offers the perfect environment for companies looking to thrive in Ireland's capital.



### SPECIFICATION

- Raised access floors
- Exposed ceilings
- LED lighting
- VRV Air conditioning
- Wired for power and CAT 6 cabling
- Carpeted flooring
- Window blinds throughout
- Presented in turn-key condition



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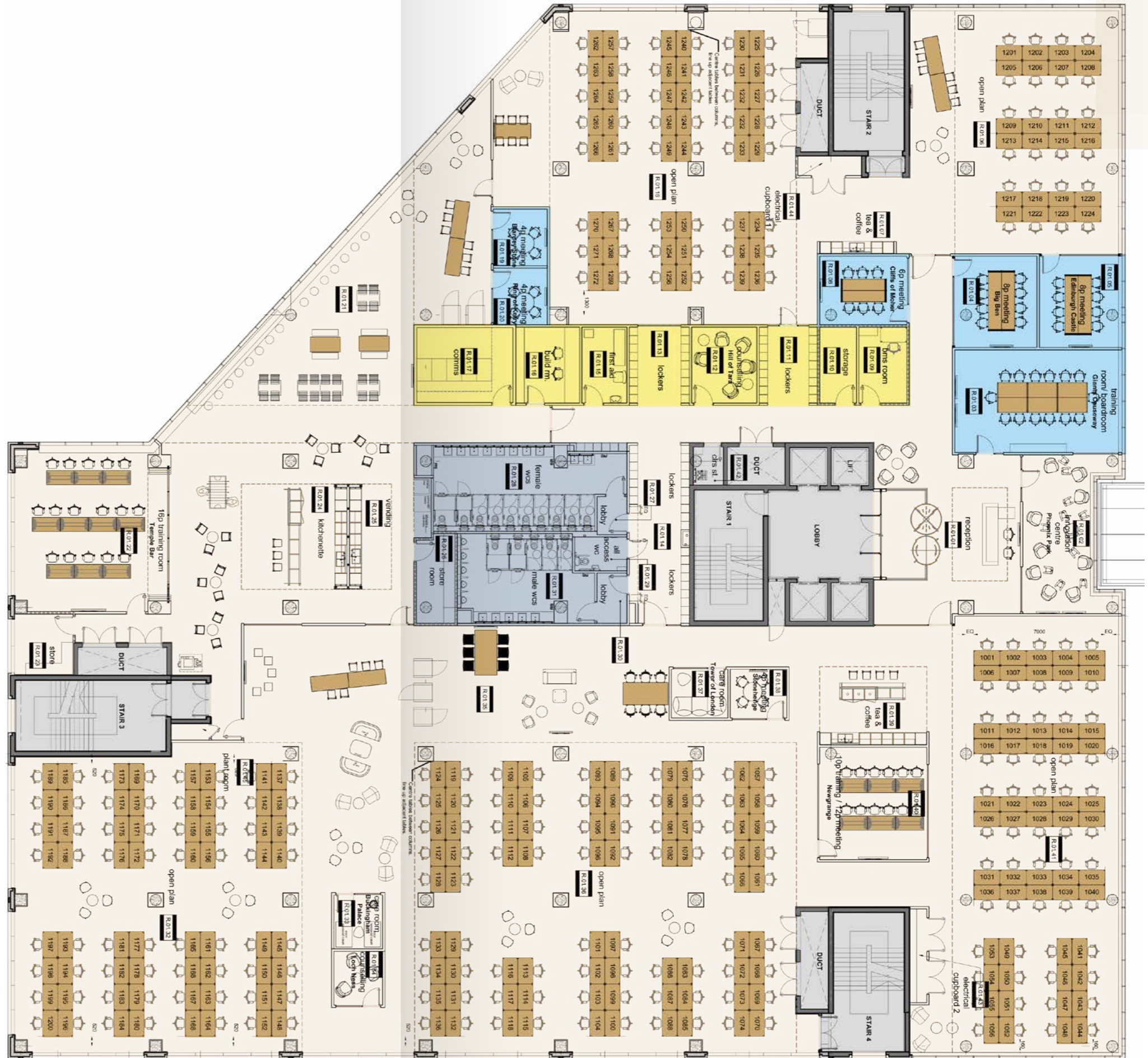
## FLOOR PLAN

### THE FIT OUT INCLUDES

-  Modern Reception
-  9 x meeting rooms
-  2 x board rooms
-  284 x desks
-  2 x Tea Stations
-  1 Large Canteen area
-  2 x Large breakout areas
-  1 x Training room
-  W.C.'s
-  Comms rooms
-  Nursing room
-  Meditation room
-  272 lockers
-  3 x Store rooms

FLOOR	SQ.M.	SQ.FT.
1	2,787	30,000

For identification purposes only.





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THE CAMPUS CHERRYWOOD | DUBLIN 18

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**QUOTING RENT**

€30.00

**BER**



**LEASE TERMS**

Flexible New Lease Terms

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**AGENTS**



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