



# To Let

## Energy Efficient Grade A office to let in Dublin 18

- High quality Grade A office specification
- Floor to ceiling height glazing with panoramic views
- Shower and bicycle parking facilities
- Landscaped campus setting with array of amenities available
- LUAS station on site & shuttle bus to DART station
- LEED Gold
- BER A3

### F2 The Campus

Cherrywood, Dublin 18, D18 W2X7

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**15,435 to 80,385 sq ft**

1,433.96 to 7,468.01 sq m

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**Reference: #53634**

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# F2 The Campus

Cherrywood, Dublin 18, D18 W2X7



## Summary

Rent	€32 per sq ft
Rates Payable	€6.17 per sq ft based on 2024 valuation
Service Charge	€7.43 per sq ft 2024 budget
Car Parking	€1,750 per space / annum 80 car spaces available with building - 1:1,000 sq ft ratio
BER	A3 (88.6)

## Description

F2 The Campus provides 80,000 sq. ft. of office accommodation over 5 floors, with a large rooftop terrace area and basement tenant amenities and car parking facilities.

The Campus provides an attractive landscaped setting with central lake boardwalk, external meeting room pods, sunken garden with external seating. The landlord runs a range of events and activities for occupiers to enjoy throughout the year.

The Business Park currently benefits from a host of amenities including a gym, coffee shops, restaurants, childcare and medical facilities as well as an on site Luas stop and tenant shuttle bus to the nearby DART station.

Other occupiers in The Campus include Abbott, Dell, APC, Aviva and Outsurance. Cherrywood is home to Pioneer Groups only life science incubator facility in Ireland, catering for companies at the early stages of incubation, with specialised lab, office and collaboration space and creating a hub for a life science eco-system at Cherrywood between

## Location

The Cherrywood Business Park is located at the junction of the N11 and M50 motorway with Dublin Airport only a 30 minute drive away. It is easily accessible by public transport with Brides Glen Luas stop located on site, and a campus ran shuttle bus connecting to the nearby DART station.

## Accommodation

The accommodation comprises of the following:

Floor/Unit	sq ft	sq m
Ground	16,372	1,521.01
1st	15,834	1,471.03
2nd	16,372	1,521.01
3rd	16,372	1,521.01
4th	15,435	1,433.96
<b>Total</b>	<b>80,385</b>	<b>7,468.02</b>

## Specification

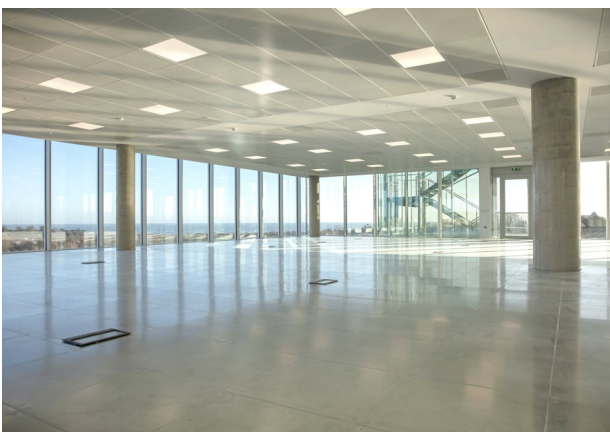
- Raised access floors
- Metal suspended ceilings
- LED lighting
- VRF air conditioning system
- 2.8m floor to ceiling height
- LEED Gold/BER A3

## Terms

New lease(s) available.

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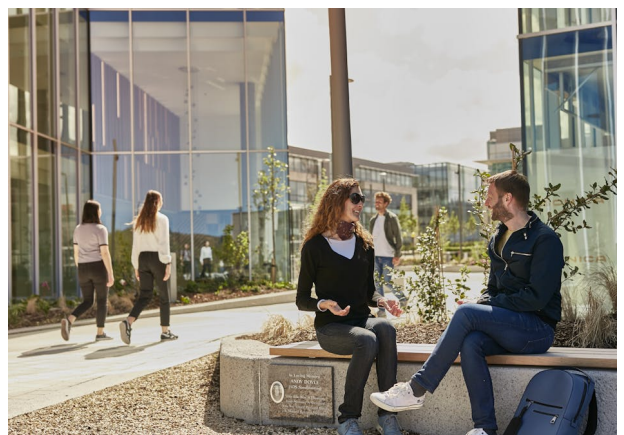






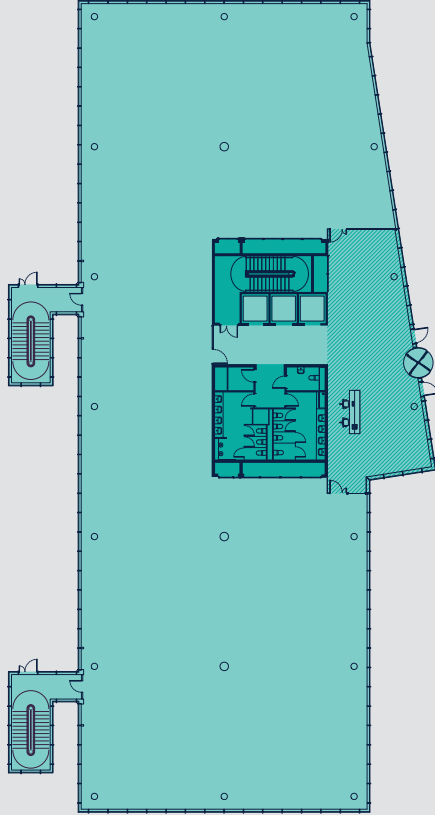






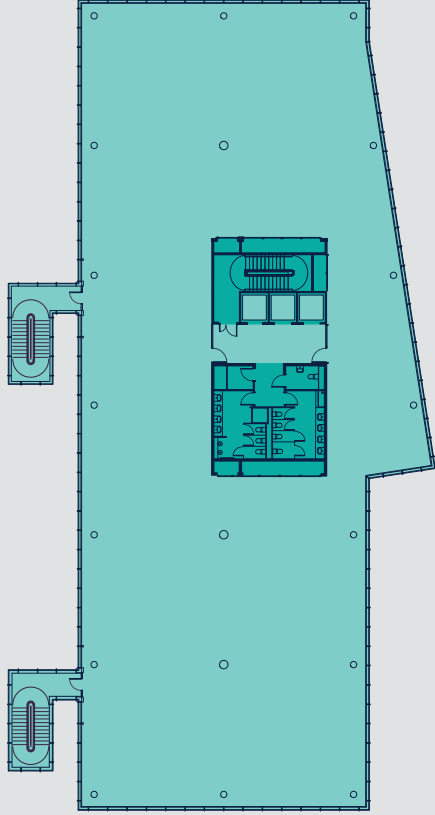
F2, Ground Floor

1,521 sq m / 16,372 sq ft GIA



F2, Typical Floor

1,521 sq m / 16,372 sq ft GIA



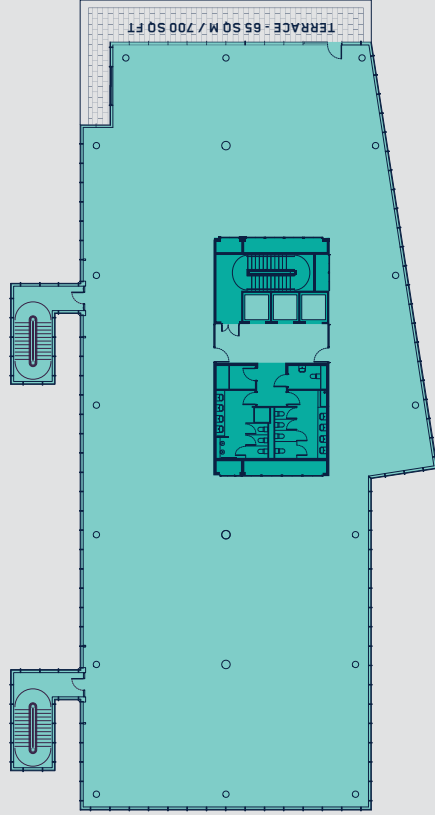
F2

Schedule of Accommodation (GIA)

F2	sq m	sq ft
Reception	130	1,399
Ground Floor	1,391	14,973
First Floor	1,469	15,812
Second Floor	1,521	16,372
Third Floor	1,521	16,372
Fourth Floor	1,434	15,435
Total	7,466	80,363

F2, Fourth Floor

1,434 sq m / 15,435 sq ft GIA



Floor plans not to scale. For indicative purposes only.