



To Let

HQ office accommodation with exceptional views of Dublin Bay

- Fitted accommodation with external terrace area
- Showers and bicycle parking facilities
- LUAS station on-site and shuttle bus to DART station
- Landscaped campus setting with array of amenities available

**Part 3rd Floor, Building 3,
Cherrywood Business Park,
Dublin 18**

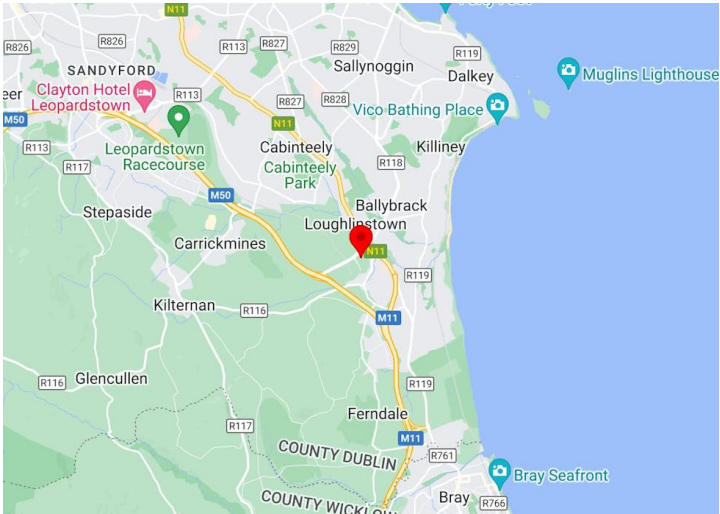
D18 TF72

10,602 sq ft

984.96 sq m

Reference: #193088

Part 3rd Floor, Building 3, Cherrywood Business Park, Dublin 18



Summary

Rent	€26 per sq ft
Rates Payable	€5.12 per sq ft based on 2025 valuation
Service Charge	€4.12 per sq ft 2024 budget estimate
Car Parking	€1,750 per space / annum 1:1,000 sq ft ratio
BER	Upon enquiry

Description

3rd floor fitted office accommodation, laid out in a predominantly open plan layout. This office has the benefit of an external terrace area with exceptional views of Dublin Bay.

Ample car parking, bicycle parking and shower facilities are provided at basement level.

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

Location

This business park is ideally located at the junction of the N11 and M50 motorways with Dublin Airport only a 30 minute drive away.

Excellent transportation links provided via the Luas green line with Brides Glen Luas stop located within the business park. A shuttle bus is provided in The Campus transporting employees from both the on site Luas stop and the nearby DART station to their office building.

Accommodation

The accommodation comprises the following areas: Approx floor areas for indicative purposes only - subject to floor measurement

Name	sq ft	sq m	Availability
3rd	10,602	984.96	Available
Total	10,602	984.96	

Specification

- > Raised access floors
- > Air-conditioning
- > Suspended ceilings with lighting
- > Fitted accommodation
- > External terrace overlooking Dublin Bay

Terms

New flexible lease term available.

Rita Carney

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New Layout

