

# To Let

**F3 The Campus, Cherrywood, Dublin 18, D18 W2X7**  
15,586 to 85,035 sq ft

- Grade A office specification
- Campus setting with array of amenities available
- Shower and bicycle parking facilities
- Outdoor terraces and rooftop space
- BER A3



## 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.

## Description

Planning permission is granted for a new 84,000 sq. ft office building. On completion, F3 will provide a striking modern workspace that gives you commanding presence at the centre of The Campus with exceptional views over Dublin bay.

## Specification

- Raised access floors
- Metal suspended ceiling tiles
- LED lighting
- 4 pipe fan coil air-conditioning

## Terms

Available to pre-let now.

## Accommodation

The accommodation comprises of the following:

Floor/Unit	sq ft	sq m
Ground	17,470	1,623.02
1st	16,921	1,572.01
2nd	17,470	1,623.02
3rd	16,899	1,569.97
4th	15,586	1,447.99
<b>Total</b>	<b>84,346</b>	<b>7,836.01</b>

## BER

This property has been graded as A3.



## Contacts

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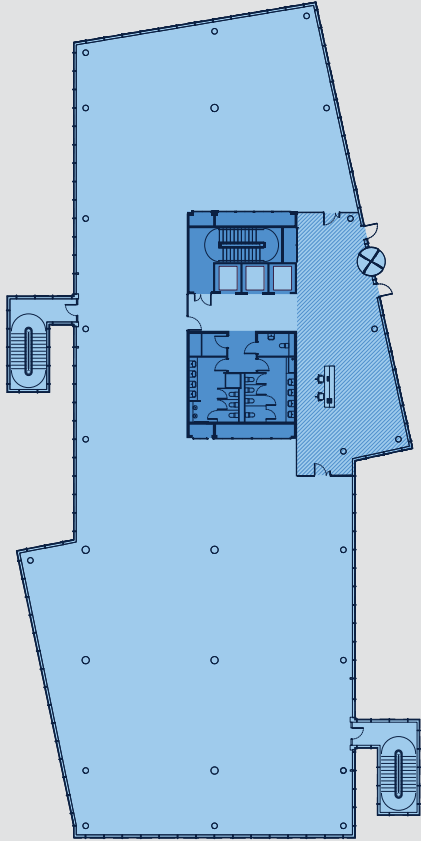
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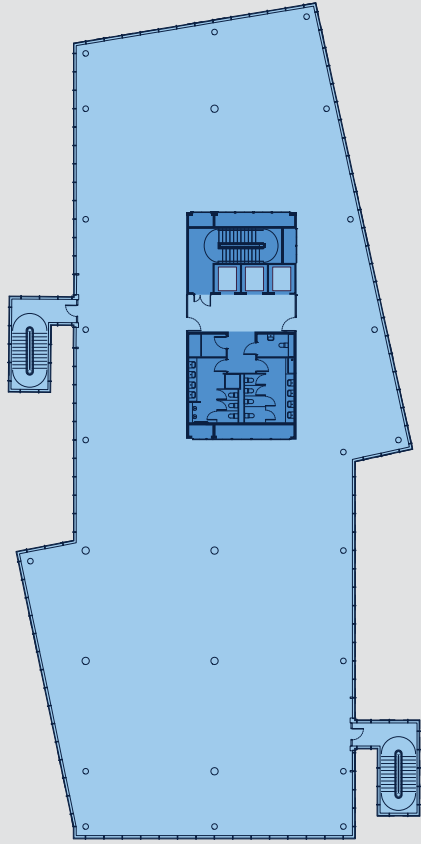
F3, Ground Floor

1,623 sq m / 17,470 sq ft GIA



F3, Typical Floor

1,625 sq m / 17,491 sq ft GIA



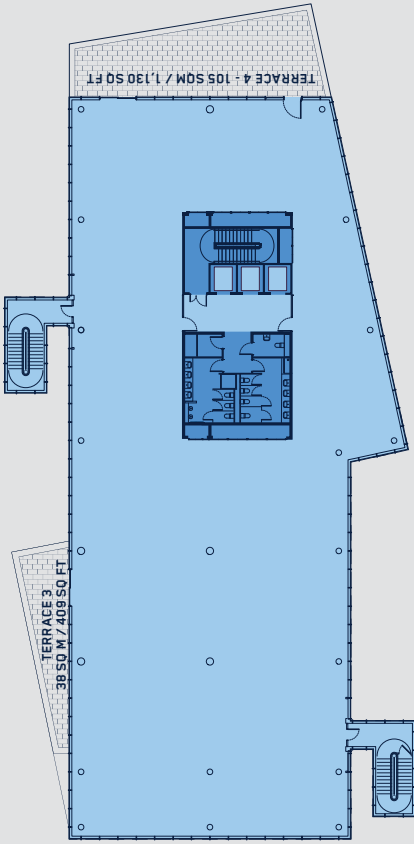
F3

Schedule of Accommodation (GIA)

F3	sq m	sq ft
Reception	147	1,582
Ground Floor	1,476	15,888
First Floor	1,570	16,899
Second Floor	1,625	17,491
Third Floor	1,570	16,899
Fourth Floor	1,448	15,586
Total	7,836	84,345

F3, Fourth Floor

1,448 sq m / 15,586 sq ft GIA



Floor plans not to scale. For indicative purposes only.