



REAL ESTATE  
ADVISERS

# TO LET

## SECOND & THIRD FLOOR

Corrig Court, Corrig Road, Sandyford, Dublin 18

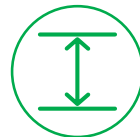


# EXECUTIVE SUMMARY

- A Prime Suburban Office Location
- Positioned in the Centre of Sandyford Business District
- 2nd & 3rd Floor Office Suite extending to c. 1,905 sq.m. (20,500 sq.ft.) GIA
- Independent Floorplates of c. 952 sq.m. (10,250 sq.ft.)
- Modern Office Fit
- 47 Secure Underground Car Parking Spaces.



## SPECIFICATION INCLUDES:



Raised access floors with floor boxes wired for power and data



New VRF air conditioning throughout



Suspended ceilings and recessed lighting



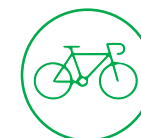
2 x 8-person passenger lifts serving all floors



Impressive newly refurbished double height semi-circular reception



Upgraded shower and locker facilities



Bicycle lock up facility

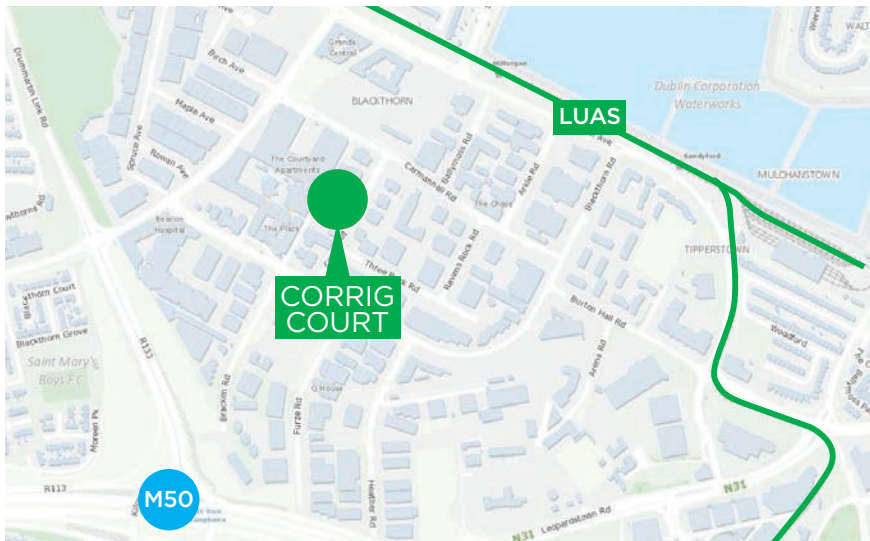
# LOCATION

Corrig Court, constructed by Sisk in 2002 is located on Corrig Road, at the heart of Sandyford Business Park.

Sandyford Business Park is a highly successful and established business district in the heart of the South Dublin suburbs, approximately 9 km from Dublin City Centre.

The area is widely regarded as the premier suburban office location in Dublin, home to an array of multination organisations such as Microsoft, Mastercard, Salesforce, Google and Tesla just to name a few of the many companies operating at this location.

Sandyford benefits from prime public transport links with its own Luas stop (5-minute walk) that takes passengers direct to Dublin City Centre within 25 minutes. The building is approx. 50 meters from Beacon South Quarter with multiple amenities from food, banking & retail on its doorstep. It is also easily accessible by car, with the M50 Junction 13 interchange immediately to the south providing access to a host of national arterial routes and Dublin Airport in circa 30 minutes. In addition, there are numerous Dublin Bus routes that serve Sandyford which connect to the City Centre and surrounding suburbs, as well as an Aircoach link direct to Dublin Airport.



**DUBLIN BUS**  
1 min walk



**LUAS GREEN LINE**  
5 min walk



**AIRCOACH**  
5 min walk



**BLEEPERS BIKES**  
on your doorstep



**M50**  
3 min drive



**THE CLAYTON HOTEL**  
4 min drive

# DESCRIPTION

Corrig Court has recently undergone an extensive refurbishment and enhancement project to include a newly remodelled reception area.

The second and third floor are open plan L- shaped floor plates which each extend to approximately 952 sq.m. (10,250 sq.ft.) on a gross internal basis.

The Floorplates benefit from being dual aspect with natural light sweep west to east throughout the day.



NB: CGI images for identification purposes only



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M50

DUNDRUM TOWN CENTRE

BEACON HOSPITAL

GOOGLE

TESLA

BEACON SOUTH QUARTER

DUNNES STORES

PRE PAY POWER

CORRIG COURT

LUAS

MERCURY ENGINEERING

DUN & BRADSTREET

CHILL INSURANCE

ROYAL COLLEGE OF SURGEONS

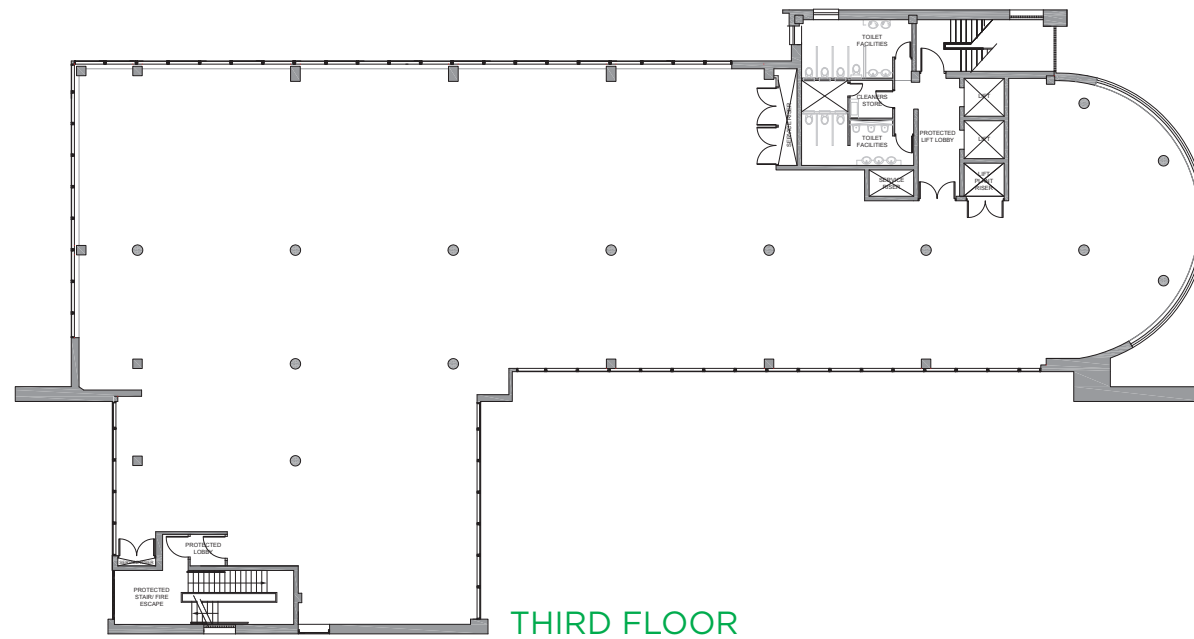
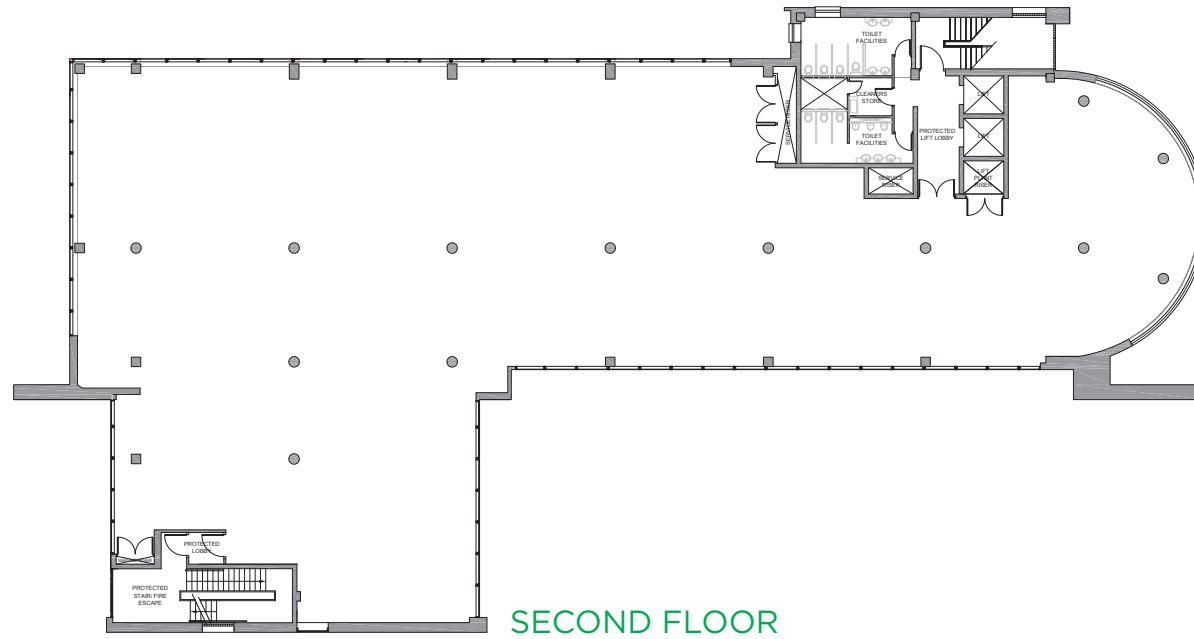
STILLORGAN LUAS STOP STATION

FACEBOOK

SALESFORCE VERIFONE

NB. For identification purposes only

# FLOORPLANS



## QUOTING RENT

Price on application.

## LOCAL AUTHORITY RATES

On application.

## SERVICE CHARGE

On application.

## BER



BER Number: 800377277

BER Advisory: 433kgCO<sub>2</sub> /m<sup>2</sup>/yr1.3

## LEASE TERMS

Available on flexible new lease terms.

## VIEWINGS

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

## AGENTS DETAILS

### QRE Real Estate Advisers

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PSRA Registration No. 003587

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