Corrig Court

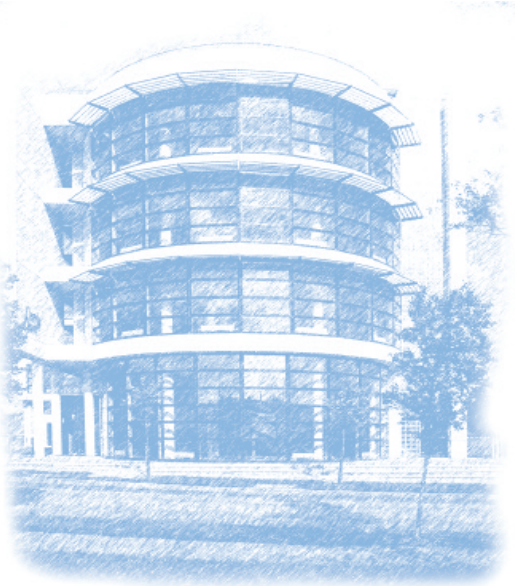
CORRIG ROAD, SANDYFORD, DUBLIN 18



Magnificent Penthouse Offices To Let

Lisney

Corrig Court



LOCATION

Corrig Court is located in the immensely popular Sandyford area. Other neighbouring occupiers include Microsoft, Vodafone, Merrill Lynch, First Active, Oliver Freeney & Associates, Agilent Technologies and O'Dwyer Property Management to name but a few. Boeringer Ingelheim and Novell occupy the remainder of Corrig Court. There are numerous amenities available in the area including the newly constructed Beacon and Bewley's Hotel, Ban Thai restaurant, Café to Go, Centra convenience store and 24 hour banking facilities. The impressive new Beacon quarter development with its associated facilities and amenities is adjacent Corrig Court and will be of significant benefit to the area in general.

DESCRIPTION

Corrig Court is an outstandingly designed new office building constructed to the highest standards. The building has a very appealing design and incorporates an attractive semi-circular reception area. Internally the accommodation is exceptionally bright and has the benefit of panoramic views over the Dublin Mountains and Dublin Bay. Open plan decking to the front and rear of the fourth floor make for an exceptional viewing point and a place to relax with visiting clients.

The accommodation is open plan and designed with an efficient and user friendly L-shaped floor plate with a curved semi-circular area to the front. The building also has the benefit of separate and generously sized male and female shower facilities, locker rooms and bicycle parking at basement level.

ACCESS

Corrig Court is within easy walking distance of Stillorgan Luas stop which gives direct access to Dundrum and St. Stephen's Green in less than 10 and 22 minutes respectively. The area has also benefited significantly from the completion of the nearby M50 interchange. The M50 Interchange now facilitates direct access to the Airport and all national routes including the N4, N7 and now the N11 since the completion of the M50 southern route.





FEATURES

- Magnificent Penthouse Offices with stunning views of Dublin Bay available immediately.
- Fantastic local infrastructure including nearby Luas services and M50 interchange.
- Superb bright and spacious open plan accommodation.
- Superior finish and quality construction with air conditioning.
- Appealing design features incorporating attractive reception area.
- Ample on site car parking.
- Adjacent new Beacon quarter development and facilities.



ACCOMMODATION & CAR PARKING

Floor	Sq.m.	Sq.ft.	Car Spaces
Third Floor	943	10,150	12
Fourth Floor	918	9,881	12
Total Gross Internal Area	**1,861**	**20,031**	**24**

SPECIFICATION

- Full compressive air conditioning system.
- Raised access floors.
- Floor boxes wired for electricity.
- Suspended ceilings.
- Category II light fittings.
- Two eight passenger lifts serving all floors.
- Separate ladies and gents toilet facilities on each floor.
- Separate ladies and gents shower facilities.
- Gas fired central heating system.

LEASE TERMS AND RENT

On application.

VIEWING

Strictly by prior appointment with the sole letting agents Lisney.

Contact **Paul Hipwell or Barra McCabe** on 01-638 2700.



Corrig Court Entrance Lobby



Third Floor



Luas line nearby

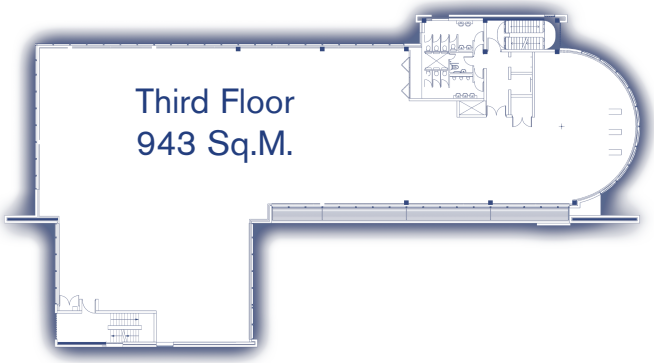


Views of the Dublin Mountains

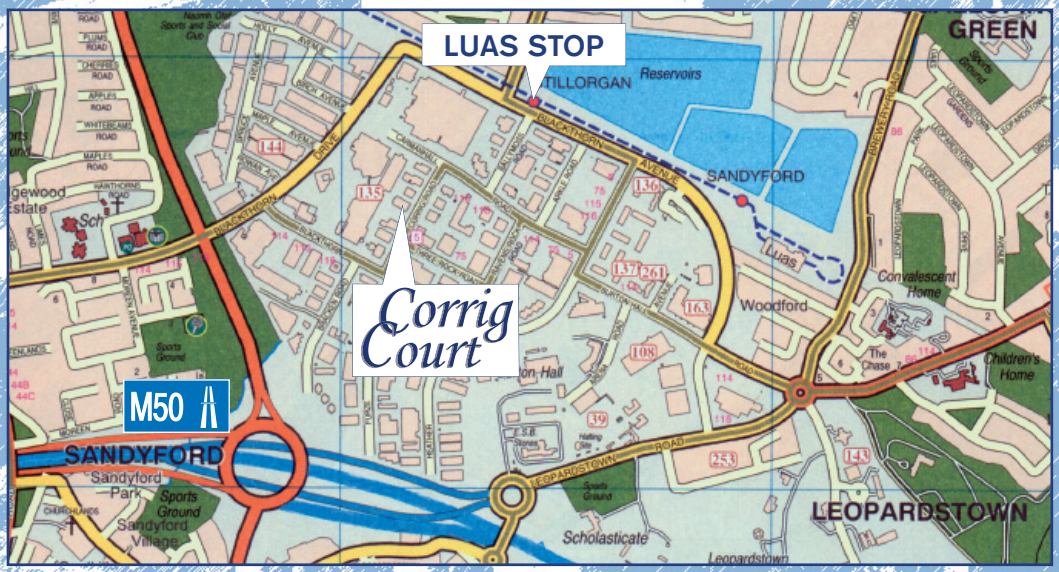


Local shops

OUTLINE FLOOR PLANS
NOT TO SCALE - FOR IDENTIFICATION PURPOSE ONLY







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