Why Corrig Court?

- Sandyford is regarded as one of the most successful suburban business estates in the country.
- Sandyford is the best served transport hub in South Dublin.
- Corrig Court has excellent profile on Corrig Road in the heart of Sandyford Business Estate.
- The property is presently occupied in part by Novell, a leading provider of infrastructure software.
- The building was previously occupied in part by Boehringer Ingelheim which is one of the world's 20 leading pharmaceutical corporations.
- The building is adjacent to a broad range of retail facilities located within Beacon South Quarter.
- Appealing building design features throughout.
- Efficient L-shaped floor plates.
- Interested occupiers will benefit from the existing tenant fit-out.

Building Service Charges

The 2012 building service charge is estimated at €21.53 per sq.m. (€2 per sq.ft.) plus VAT.

Lease Terms

The accommodation is available to let on new flexible lease terms.
The accommodation is available in its entirety or on a floor by floor basis.

Rent

On application





Viewings

Strictly by prior appointment with the sole letting agents

HT Meagher O'Reilly

Paul Hanly phanly@htmor.com

David Cassidy dcassidy@htmor.com

20–21 Upper Pembroke Street, Dublin 2 Web: www.htmor.com

HT Meagher O'Reilly

01 634 2466

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TO LET IMPRESSIVE FULLY FITTED OFFICES

CORRIG COURT

CORRIG ROAD, SANDYFORD, DUBLIN 18



- Floors from 826 to 953 sq.m. (1,779 sq.m. in total)

HT Meagher O'Reilly

01 634 2466

CORRIG COURT

Location:

Corrig Court is a striking, modern office building located on Corrig Road close to its intersection with Blackthorn Road in Sandyford Business Estate, Dublin 18.

Mobility & Access:

The location benefits from its ease of access to the M50 motorway, N11 and the Luas Green Line. The M50 motorway provides an approximate 30 minute route to Dublin International Airport. St. Stephen's Green and Dublin city centre are only a 22 minute journey on the Luas. (Trams depart every 4 minutes at peak times.) The office accommodation is served by several public bus routes and Dublin aircoach service.



M50 Sandyford Interchange



Luas Stillorgan Stop

Neighbours:

This premier location is home to numerous high profile occupiers, including, Novell (current part occupier) Microsoft, Dun & Bradstreet, Service Source, AVID, Airtricity, Salesforce, AIB and Vodafone.



Microsoft and Salesforce.com.



Dun & Bradstreet Offices



AVID Technologies

Amenities:

Adjacent amenities include Beacon South Quarter (Munchies, Starbucks, Café Fresh, O'Brien's Sandwich Bar, Dunnes, Bank of Ireland, The Park Academy Childcare, Ben Dunne Gym and Educogym), 4 Star Beacon Hotel and Beacon Hospital. Other nearby amenities include Bewleys Hotel, Baan Thai Restaurant, Leopardstown Race and Golf Course, Westwood Leisure Centre, Stillorgan and Dundrum Town Centre shopping centres.



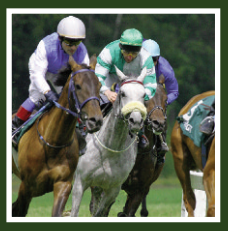
Ben Dunne Gym



Starbucks Coffee Shop



The Sichuan Restaurant



Leopardstown Racecourse

Dunne Stores, Beacon South Quarter



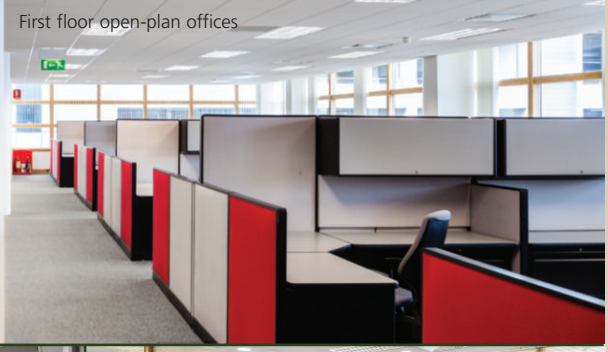
Bank of Ireland, Beacon South Quarter



The Beacon Hotel







First floor open-plan offices



Training Suite



Ground floor boardroom



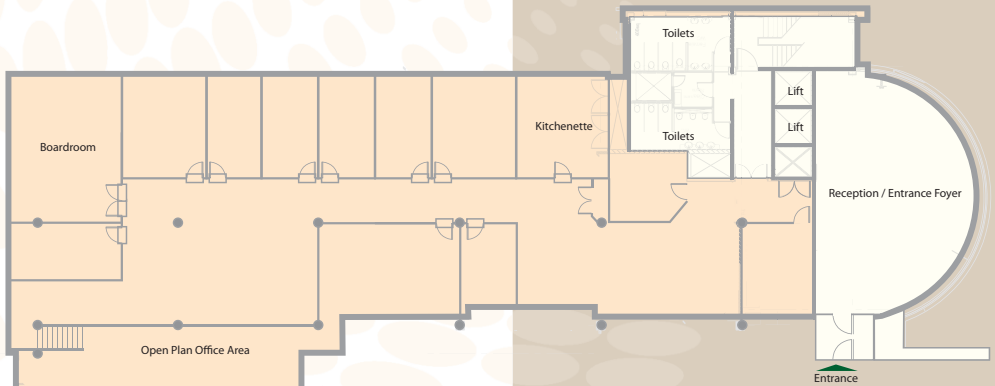
First floor boardroom

Specifications:

Corrig Court is an attractive landmark office building. This four-storey over basement, stand-alone building has been carefully designed to satisfy the demands of the most discerning businesses. The building has instant appeal with an impressive, double height, semi-circular reception/ Entrance Foyer. Internally, the accommodation offers third generation, air conditioned, fully furnished office suites. The accommodation benefits from 3 m floor to ceiling heights and floor to ceiling glazing.

FIRST FLOOR





GROUND FLOOR

The impressive, double height, semi-circular reception / entrance foyer.



Accommodation:

The office accommodation is laid out to provide the following specifications:

- Suspended ceilings
- Recessed office lighting
- Air conditioning
- Gas fired central heating system
- Raised floors
- Floor boxes wired for power & CAT 6 data cabling
- Carpeted throughout
- A mixture of open plan and cellular offices
- Reception
- Meeting rooms
- Board rooms
- IT/PABX rooms
- Storage rooms
- Kitchenette
- Office furniture
- Two passenger lifts
- Fully completed toilet areas
- Shower facilities
- Secure car parking
- Bicycle parking
- Dedicated back-up power/ generator

Accommodation & Car Parking Schedule:

(Subject to measurement)

Floor	Sq.m.	Sq.ft.	Car Spaces
Ground	**826**	**8,890**	**12**
First	**953**	**10,258**	**15**
Total GIA	**1,779**	**19,148**	**27**

11 additional car parking spaces available on a licence.

Note: A mezzanine level can be inserted on part ground floor which will increase the floor area by approximately 139.35 sq.m. (1,500 sq.ft. GIA).