

RED OAK NORTH

A stylized graphic element consisting of two interlocking circles, with a vertical line extending downwards from the center of the intersection.

**SOUTH COUNTY BUSINESS PARK,
DUBLIN 18, D18 X5K7**

TO LET

15,767 sq ft (1464.8 sq m)

Grade A Office Accommodation



SPECIFICATION:

The ground floor office comprises a large, open plan, high efficient floor plate which is saturated with an abundance of natural light given the floor-to-ceiling glazing on all sides.

Floor plate also provides a natural split which provides flexibility for an occupier looking to grow.

The specification for the accommodation includes:



AIR-CONDITIONING

SUSPENDED
CEILINGS



LED LIGHTING

RAISED ACCESS
FLOORS



FLOOR BOXES WIRED
FOR POWER

DESCRIPTION:

The Ground Floor of Red Oak North provides bright, efficient flexible accommodation at ground floor level. The landlord has recently installed new CAT A finishes throughout the entire office floor space.

The office accommodation is accessed via a shared reception which is manned during normal business hours.

Tenants will also have the benefit of 19 car parking spaces, these are a mix of surface and underground.

The generous floor to ceiling height and floor to ceiling glazing provides excellent natural light and creates a real sense of space throughout the floor.

The property is available on new flexible lease terms.

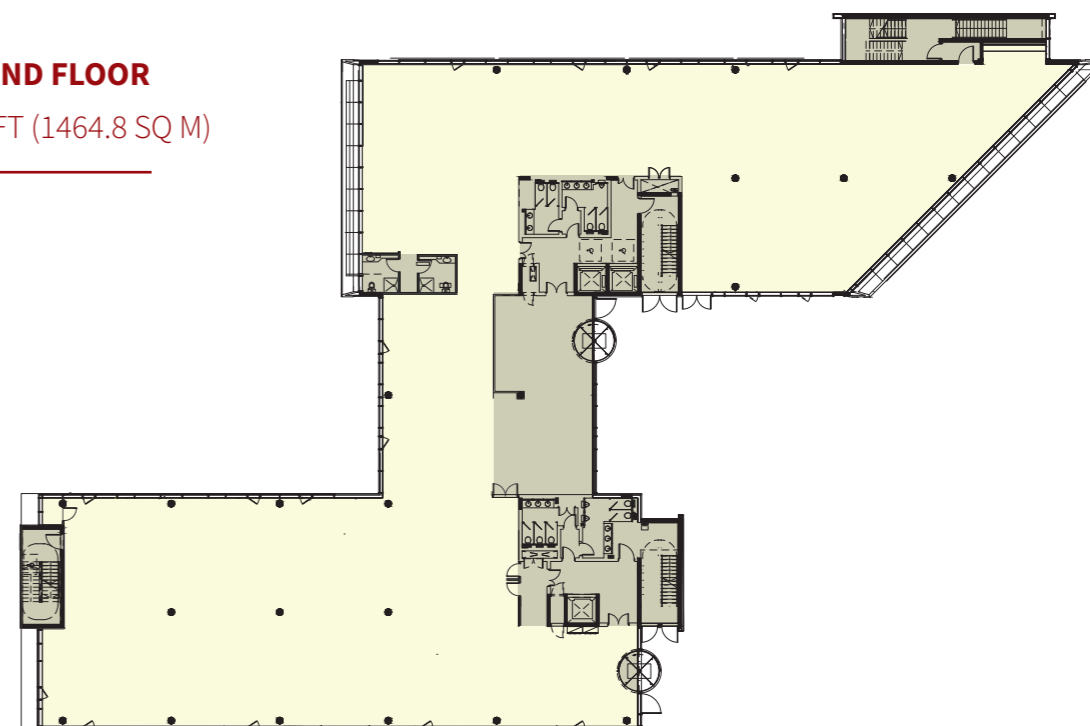
ACCOMMODATION SCHEDULE:

| Floor | Sq Ft | Sq M |
|--------------|--------------|--------------|
| Ground Floor | 15,767 sq ft | 1,464.8 sq m |
| Total | 15,767 sq ft | 1,464.8 sq m |

All intending Tenants / Purchasers are specifically advised to verify the floor areas and carry out their own due diligence*

GROUND FLOOR

15,767 SQ FT (1464.8 SQ M)



LOCATION:

Sandyford Business District has become one of the most prominent suburban office locations in Dublin over the last number of years. Google, Facebook, Mastercard, Microsoft, Vodafone and Bank of America Merrill Lynch have all established significant hubs in the area.

The area is also well served by amenities in terms of leisure activities and food and beverage options. Some examples are Westwood and Raw gyms, The Beacon and Clayton Hotels, The Art of Coffee and Freshii cafes, weekly food market and Foxrock/Leopardstown golf courses.

The immediate area is readily available to numerous transport modes.



3-minute walk to the LUAS stop at Central Park (25 mins to St Stephens Green).



A number of Dublin bus routes serve the area.



Air Coach links to Dublin Airport, departing every 15 minutes.



Access to the M50 motorway in minutes connecting you the North, South and West of Dublin.





TERMS:

Available by way of new flexible lease

QUOTING RENT:

€30 psf

BER:

BER C1

BER Number:

801056805

EPI: 189.03 kWh/m²/yr)

INSPECTIONS:

Strictly by prior appointment through
sole agents JLL.



+353 1 673 1600



@jllireland



JLL Ireland



jll.ie

Contacts:

CONOR FITZPATRICK

Director

e. conor.fitzpatrick@jll.com

t. +353 1 673 1600

CAROLINE NUGENT

Surveyor, Office Agency e.

e. caroline.nugent@jll.com

t. +353 1 477 9771

PSRA 002273

DISCLAIMER: The particulars and information contained in this brochure are issued by Jones Lang LaSalle Limited on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether expressed or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licenses of use of occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle Limited, their employees, agents or affiliate companies, makes any warranty or representations whether expressed or implied with respect to the particulars and/ or information and which are to the fullest extent permitted by law, disclaimed: furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/ lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

Design: mmcreative.ie