

TO LET

SECOND & THIRD FLOOR

CORRIG COURT

CORRIG ROAD, SANDYFORD, DUBLIN 18



PROPERTY OVERVIEW



**Striking modern
office facilities**



**Open-plan, L-shaped
layouts extending to
approx. 952 sq.m
(10,250 sq.ft.)**



**Well established
business district**



**Superb local
transport links**



**Abundance of
local amenities**





LOCATION

Corrig Court is a striking, modern office building located on Corrig Road near its intersection with Blackthorn Road in Sandyford Business Estate, Dublin 18. This well-established business district lies in the heart of South Dublin's suburbs, approximately 9km from Dublin City Centre.

The property boasts excellent public transport links. The Sandyford Luas Stop, just a 5-minute walk away, offers direct access to Dublin City Centre in 25 minutes. Regular Dublin bus services along Blackthorn Road connect to the city centre and southern suburbs. For those traveling by car, the M50 Junction 13 interchange, located immediately to the south, provides easy access to major national routes and Dublin Airport, which is about a 30-minute drive away. Additionally,

the Aircoach service, a 5-minute walk from the property, offers a direct link to Dublin Airport.

Nearby amenities include Beacon South Quarter, a 4-minute walk from the property, offering a variety of food, banking, and retail options such as Starbucks, Elephant & Castle, Pizza Hut, Zaytoon, and Zambrero. The area also features numerous hotels and leisure facilities, including The Beacon and Clayton hotels, as well as Southside, Raw, and Westwood gyms.

LOCAL TRANSPORT

 Dublin Bus Stop » 1 min walk

 Stillorgan Luas Line » 5 min walk

 Beacon South Quarter » 7 min walk

 M50 » 3 min drive



DESCRIPTION

The building instantly appeals with its impressive, double-height, semi-circular reception and entrance foyer.

The second and third floors feature open-plan, L-shaped layouts, each extending to approximately 952 sq.m (10,250 sq.ft.) on a gross internal basis. These dual-aspect floors benefit from excellent natural light and offer recently refurbished modern office space, complete with airconditioning.





SPECIFICATIONS



LED
office lighting



VRF air
conditioning



Suspended
ceilings



2 x 8-person
passenger lifts



Raised access
floors



Floor boxes wired
for power and data



Shower and
locker facilities



Carpeted
throughout



Secure bike
parking



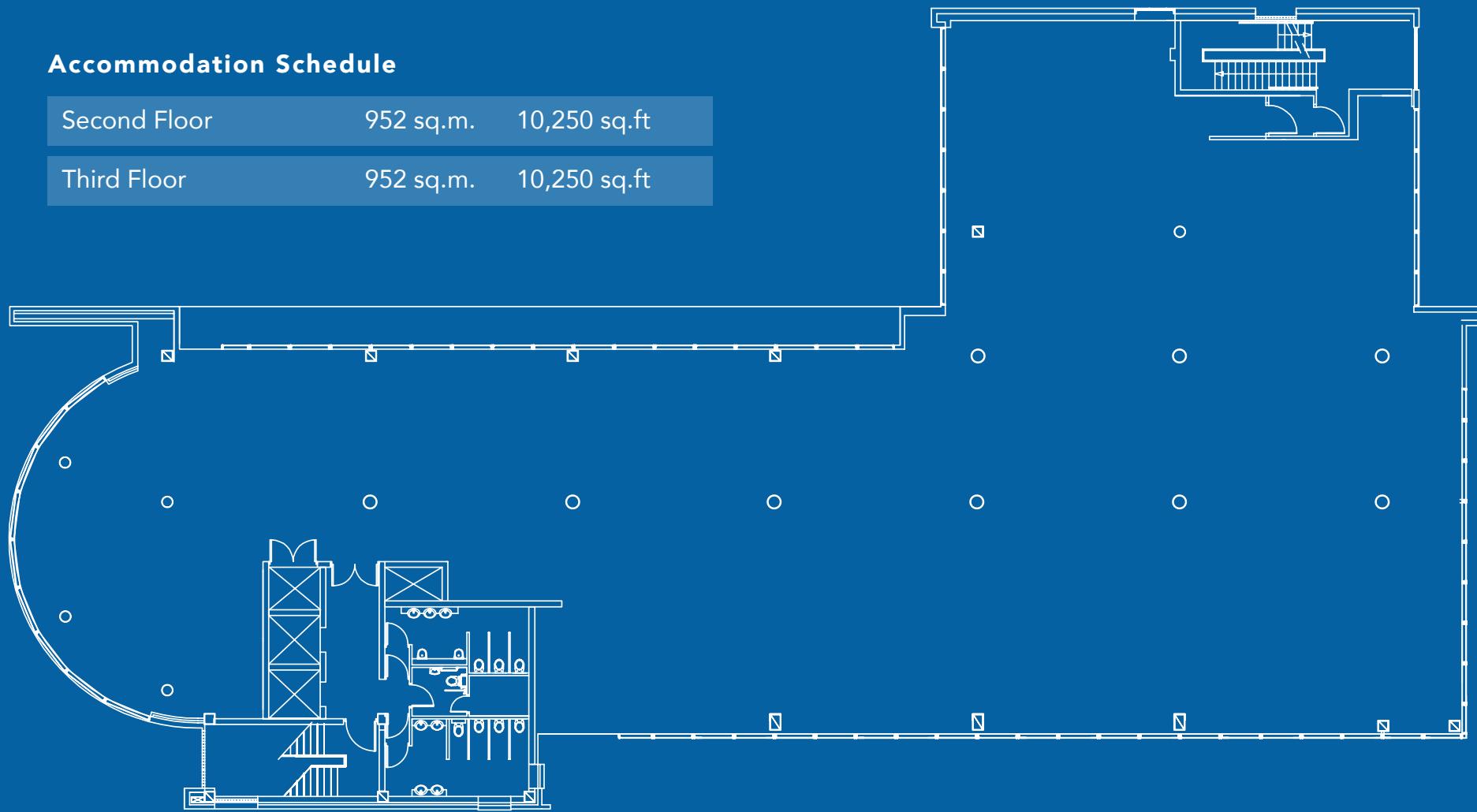
47 car parking
spaces available

FLOOR PLAN

TYPICAL LAYOUT

Accommodation Schedule

| | | |
|--------------|-----------|--------------|
| Second Floor | 952 sq.m. | 10,250 sq.ft |
| Third Floor | 952 sq.m. | 10,250 sq.ft |



BER Rating

BER C3

Target BER on completion of landlord works B1

Terms

Available on a new lease

Rent

On Application

Viewing

Strictly by appointment with the sole letting agents.

Letting Agents



Lucy Geoghegan

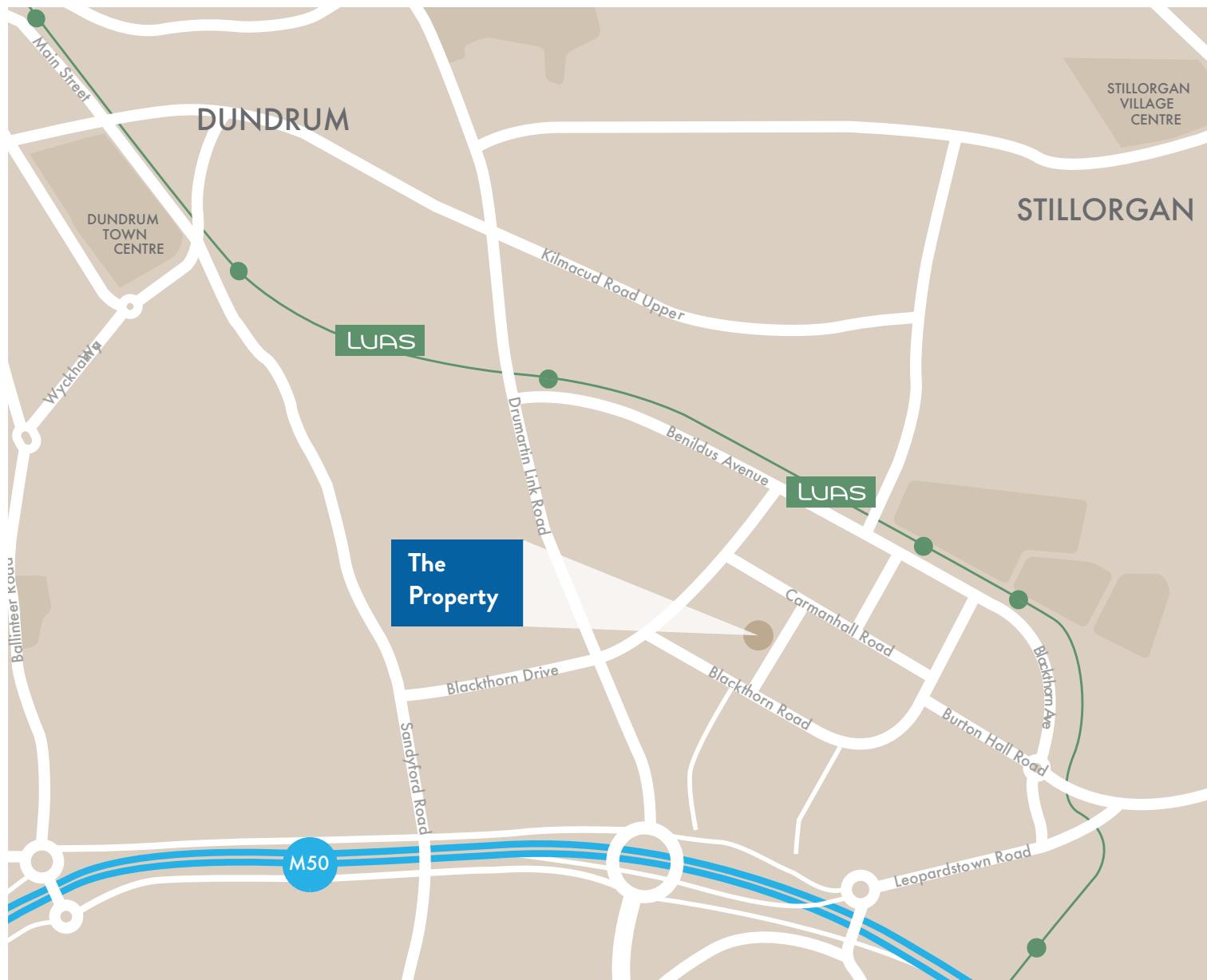
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