



# BUILDING 11

Cherrywood Business Park  
Loughlinstown  
Dublin 18

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CHERRYWOOD BY NUMBERS



70,000 SQ M / 753,474 SQ FT OF OFFICE SPACE



2,000 SQ M / 21,500 SQ FT  
OF RETAIL SPACE



**30 MINUTES**  
drive to Dublin Airport

**20 MINUTES**  
drive to City Centre

**7 MINUTES**  
drive to Sandyford

**1KM**  
from M50 Motorway



**35 MINUTES**  
Luas ride to City Centre

**18 MINUTES**  
Luas ride to Sandyford



**20 MINUTES**  
111 bus to Dun Laoghaire  
Dart Station  
(Dart to City - 19 mins)

**12 MINUTES**  
shuttle bus to  
Shankill Dart Station  
(Dart to Bray - 6 mins)





## CONNECTING PEOPLE AND PLACES

The business park is located between the N11 and the M50, with strategic road network connections, and a Quality Bus Corridor along the N11 to the city centre.

The Luas Green Line from the city centre and Sandyford operates through the centre of the lands.

The Cherrywood Strategic Development Zone (SDZ) lands are located approximately 16 km south east from Dublin City Centre, 8 km south of Dún Laoghaire, 3 km from the coastline, and 4 km from the Dublin and Wicklow mountains.

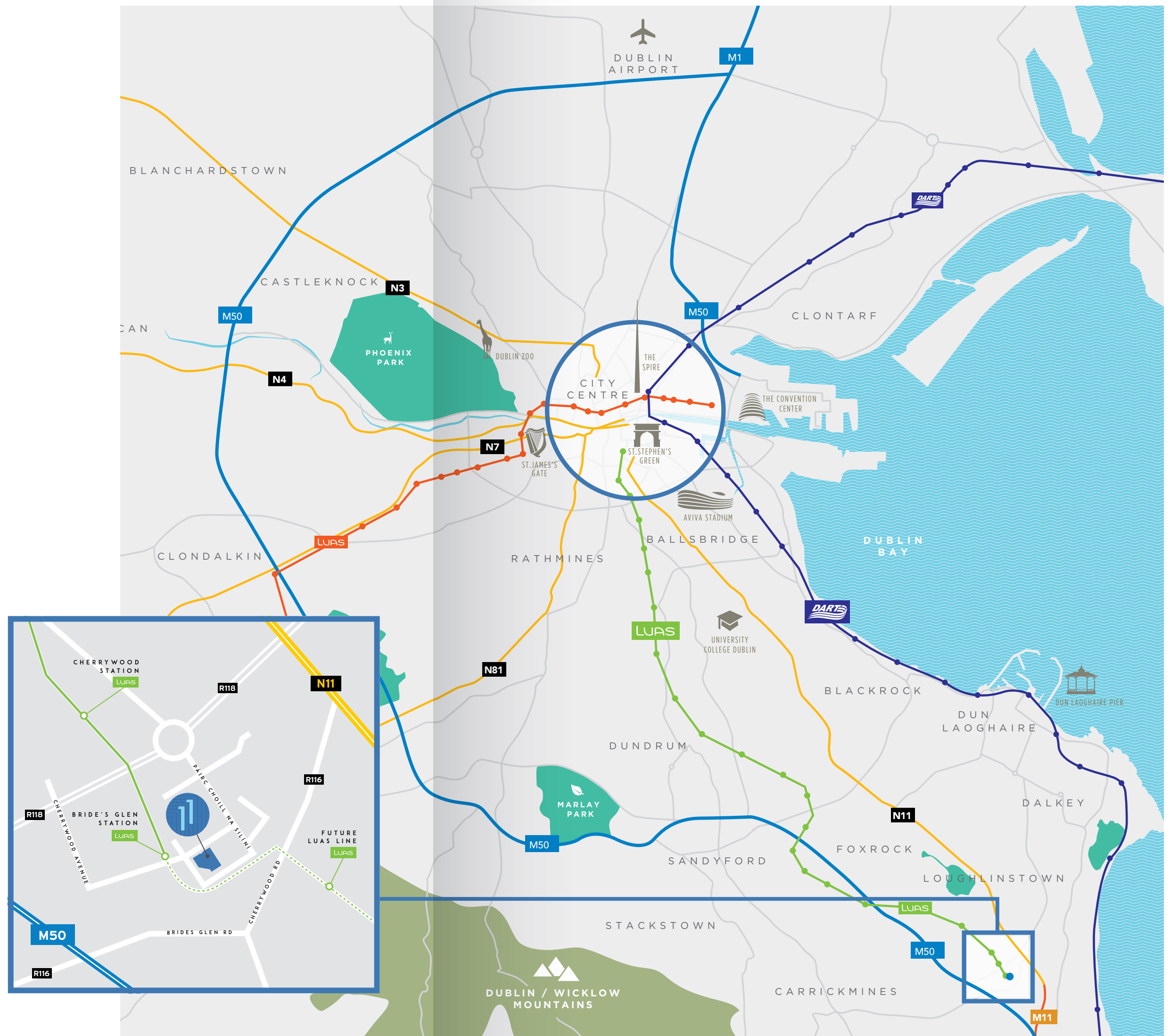
**BY CAR**  
City Centre in 20 mins  
Airport in 30 mins

**BY LUAS GREEN LINE**  
City Centre in 35 minutes

**BY BUS**  
Numbers 7, 84, 84X and 111

**BY DART**  
Regular Shuttle to Shankill  
Dart Station

**BY AIRCOACH**  
Direct access to Dublin Airport







# A BUSTLING HUB SOUTH OF THE CITY

Building 11 is pivotally located between the M50 and N11 in an affluent South Dublin location, approximately 16km south of Dublin City Centre.

The building is situated 200m from Bride's Glen LUAS terminus, which connects Cherrywood to Dublin City Centre by light rail in less than 40 minutes.

## THE PARK IS ALREADY HOME TO LEADING NATIONAL & MULTI-NATIONAL COMPANIES

The surrounding area is an established office location with nearby occupiers including Dell, Friends First, HiberniaEvros, WeLocalize and Covidien.

1. APC
2. MEDTRONIC
3. ABBOT
4. ZOETIS
5. JLT
6. FRIENDS FIRST
7. ELAVON
8. SYNCHRO
9. MY MEDICAL
10. SPAR
11. SUBWAY
12. BEN DUNNE GYM
13. STARBUCKS
14. THE LIGHT HOUSE CAFE
15. BANK OF IRELAND BRANCH
16. WELOCALIZE
17. EVROS
18. WORLDNET
19. MACROWORKS
20. DELL IRELAND
21. MILNER BROWNE
22. CAPVENTIS
23. GMI
24. RATIONAL FT SERVICE
25. GIRAFFE CHILDCARE
26. ST. COLUMCILLE'S HOSPITAL





FLEXIBLE,  
GRADE A  
OFFICE SPACE

2 FLOORS REMAINING

  
**30,000 SQ FT**  
PER FLOOR

TOTAL OF  
**60,000 SQ FT**  
OF MODERN  
ACCOMMODATION

  
**50 - 55 CAR**  
**PARKING SPACES**  
PER FLOOR

  
BRIGHT  
**FLEXIBLE**  
FLOOR PLATES

  
**FLOOR**  
**TO CEILING**  
GLAZING

  
**2.8 M**  
FLOOR TO  
CEILING HEIGHT

  
**1:8 SQ M**  
TENANT  
OCCUPANCY

  
**MANNED**  
**RECEPTION**

  
**SECURED ACCESS**  
365 DAYS A YEAR

  
BASEMENT  
**SHOWER FACILITIES**



CITY  
LOCATION  
WITH  
ASPIRATIONAL  
COUNTRYSIDE  
VIEWS



4. THE BUILDING





## CORPORATE HQ OFFICES

Building 11 will be fitted to the highest standard of modern office design with efficient and adaptable floor plates suitable for a variety of users.





EXCEPTIONAL  
VIEWS

## MODERN OFFICE SPACE WITH STUNNING VIEWS

The stunning views are captured by the full height glazing and generous floor to ceiling height of 2.8m. This provides unimpaird natural light and a highly collaborative workspace.

### SPECIFICATIONS

- > Open plan flexible floor plates
- > Suspended ceiling system incorporating recessed lighting
- > VRV air conditioning system
- > Raised access floors with floor boxes 1 per 8 sq m
- > Floor to ceiling height of 2.8 sq m
- > Glazed floor to ceiling provide excellent natural light
- > 4 x 10 person passenger lifts
- > Modern reception area
- > Shower and changing facilities



# ACHIEVE THE OPTIMUM WORK/LIFE BALANCE

The development of the wider Cherrywood masterplan will include 8,000 residential units, a new town centre to include retail, retail services, a hotel, and a wide range of public parks, educational and community facilities. In addition an abundance of amenity exists for the residents and occupiers of Cherrywood. With easy access onto Brides Glen road, the Wicklow and Dublin mountains are only a short distance away. Dun Laoghaire harbour and the Irish Sea are within easy reach with a fantastic selection of eateries and activities on offer. For the outdoor enthusiast Cherrywood is ideally located. The Luas provides direct and easy access into The Park Carrickmines, Dundrum Town Centre and the City Centre for those times when the hustle and bustle calls!



ALL THE BENEFITS OF  
COUNTRY LIFE AND  
YOU'RE NEVER FAR FROM  
THE BUSTLE OF THE CITY!







## DUN LAOGHAIRE RATHDOWN

Dún Laoghaire-Rathdown County is a unique area of Ireland which contains over two dozen thriving, distinctive and valued areas – some recognised as communities and others as villages, but all known for their quality and sense of place.

Residents enjoy unparalleled access to a wide range of options in public transportation, amenities, shopping, cultural and educational institutions, as well as a wide choice of housing; the County also provides employment opportunities in businesses and enterprises ranging from international software giants to small home-based craft activities.

The County is also endowed with some of the Region's best and most important economic and natural resources. The local authority sustains and supports significant portions of National and Regional transport, economic and natural resources such as the DART and LUAS, the M50, and its associated economic clusters around Cherrywood, one of the most developable zones in the Country.

Even though the County is spatially the smallest County in Ireland covering an area of 125km<sup>2</sup> the location has a remarkable range of natural and cultural assets ranging from

17 kilometres of spectacular coastline to upland areas of outstanding natural beauty including the Dublin Mountains.

The County has a population of 217,274 (2016 Census), which represents a 5.7 % increase from the 2011 Census. The socio-economic profile of the County is very positive – it has both the lowest unemployment rate and the highest level of educational attainment of any County in the State.

Dún Laoghaire-Rathdown has a unique array of economic activities that span from existing cultural, technological and educational establishments – including UCD, IADT and IMI – to high tech, pharmaceutical, financial and services sectors. It also has significant potential as an amenity and tourism destination for the Region both for Dublin residents and national and international visitors.





## DLR FUTURE DEVELOPMENT

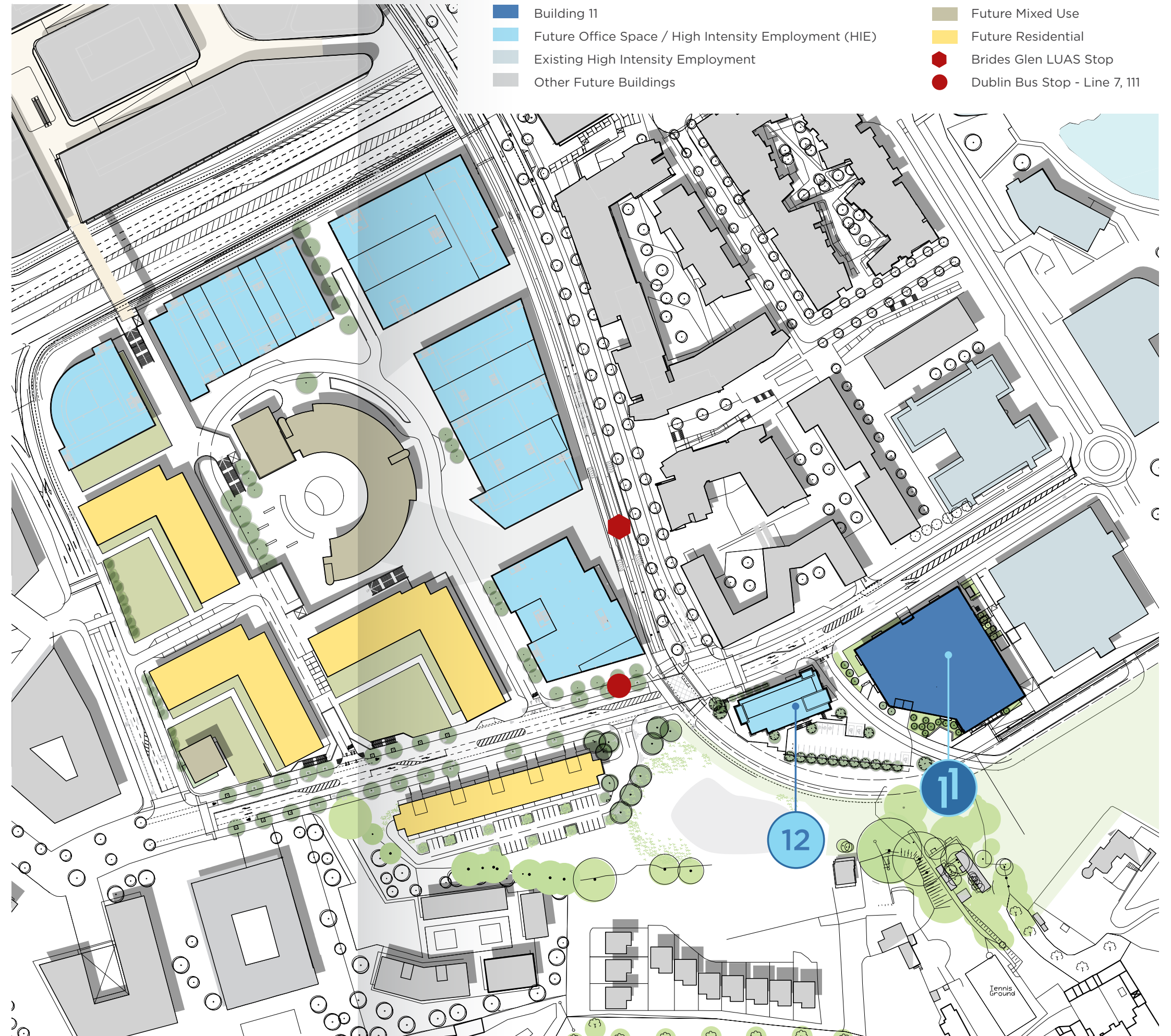
### TOWN CENTRE QUADRANT 3 (TC3)

TC3 by DLR Properties is to be a vibrant mixed use quarter, based on a mix of employment, residential, retail, commercial and community uses.

This is predominantly based around the areas' primary role as a commercial centre, with a significant day time working population. It is envisaged that office and commercial buildings will bound the northern and eastern edges of the lands. The ground floor level shall be animated on public streets and primary movement areas, through uses such as shops, cafe's and restaurants.

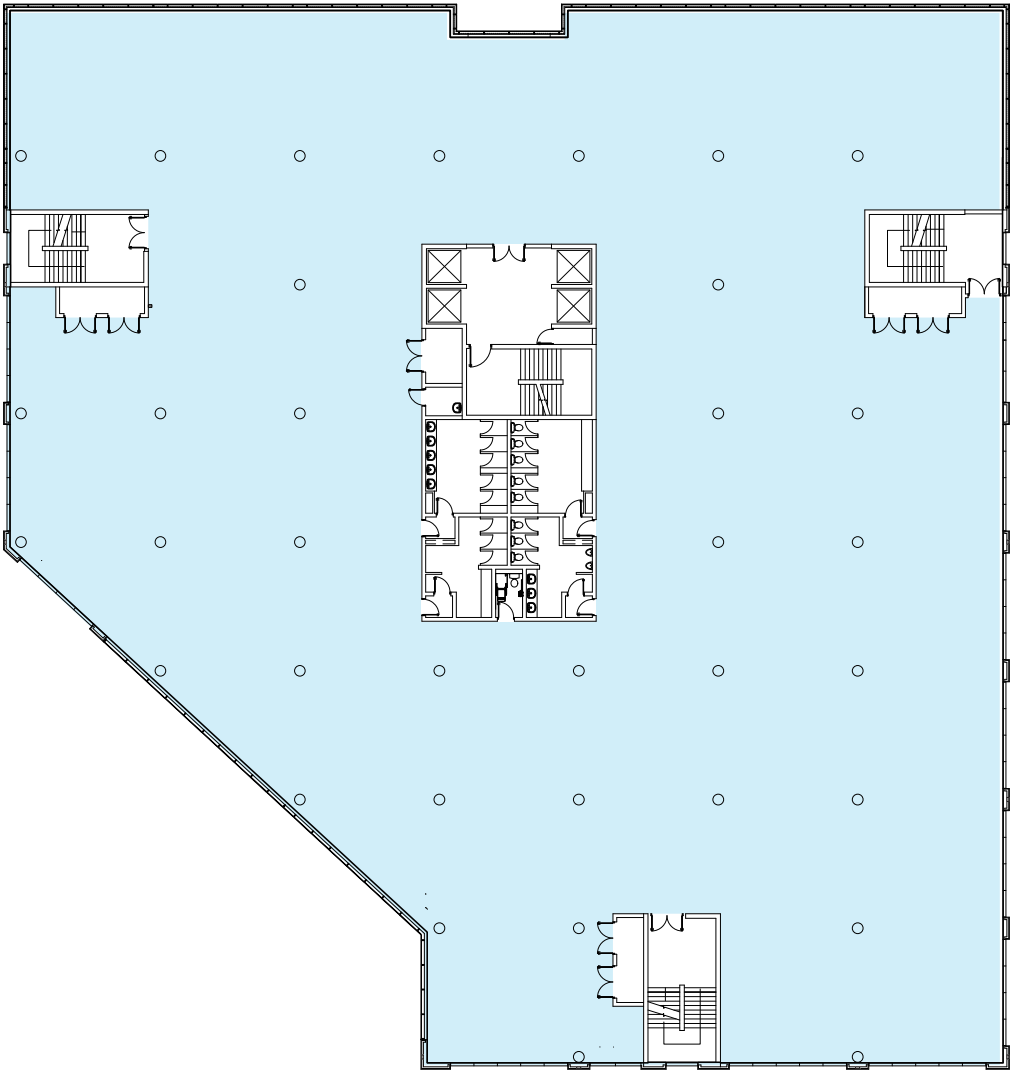
TC3 is flanked by three valleys: Druids Glen, Brides Glen and the Cherrywood Loughinstown River Valley with incredible views towards the Irish Sea and the backdrop of the Dublin and Wicklow mountains.

Significant opportunity exists for early stage engagement with potential tenants / occupiers for bespoke office headquarters buildings on the Town Centre site or a 'campus' of offices. DLR Properties envisions a significant, best in class mixed use development for this site. There are development opportunities for retail and retail services alongside the residential units. DLR Properties welcomes early engagement from potential occupiers.





TYPICAL FLOOR PLAN



FLOOR	AREA SQ.M	AREA SQ.FT	AVAILABLE SPACE SQ.M	AVAILABLE SPACE SQ.FT
GROUND	2,789	30,000	2,789	30,000
FIRST	2,789	30,000	2,789	30,000
SECOND	2,789	30,000	LEASED BY APC	LEASED BY APC
THIRD	2,789	30,000	LEASED BY APC	LEASED BY APC
TOTAL	11,156	120,000	5,578	60,000

SAMPLE LAYOUT



OCCUPIER DENSITY - 1 PERSON / 1:10 SQ M

OPEN DESKS	197
OFFICES	21
TOTAL NUMBER OF PEOPLE	218



## ABOUT THE DEVELOPER

DLR Properties Ltd. (DLRP) is a wholly owned subsidiary of Dun Laoghaire Rathdown County Council, one of Greater Dublin's most dynamic and progressive councils.

Established in 2009, DLRP use their expertise as asset managers of the existing built assets and as place makers of new projects to create high quality places for people to work, live and play and which use our resources responsibly.

### DLR PROPERTIES MISSION STATEMENT

We at DLR Properties Ltd are passionate about developing a state of the art office park in South County Dublin's most desirable business location.

We already have 180,000 sq ft of exceptional quality office accommodation with blue-chip tenants in Cherrywood and, with the approval of our Urban Form Development Framework, will have the facility to develop a further 1.4m sq ft of commercial accommodation on our Town Centre lands in the very near future. As a company, owned by Dun Laoghaire Rathdown Co. Council, we are dedicated to creating sustainable quality developments, attractive to progressive businesses and are committed to working with our tenants to deliver bespoke accommodation which is directly suited to their needs.

## CONTACTS

All viewings are strictly by appointment through the letting agent.



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