



Corballis • Hall

...Your connection to Dublin & the World

At Dublin Airport, Swords Road, Co. Dublin

Corballis Hall is located in one of
north Dublin's most high profile,
well serviced and accessible
locations



SPECIFICATION

The building provides **1,853 sq.m. (20,000 sq.ft.)** of modern Grade A office accommodation.



BER A3



FLEXIBLE
FLOOR PLATES



2.8M FLOOR
TO CEILING HEIGHTS



SUSPENDED
CEILINGS



RECESSED
LED LIGHTING



VRF AIR
CONDITIONING



FLOOR TO CEILING
GLAZING



4 X SHOWER
FACILITIES



PASSENGER
LIFT



AMPLE BICYCLE
SPACES



32 BASEMENT
CAR PARKING SPACES



PENTHOUSE BALCONY
& TERRACE

LOCATION

Corballis Hall is located in one of north Dublin's most high profile, well serviced and accessible locations. The building is located within Dublin Airport Campus, fronting on to the R132, approximately 500m from the main Dublin Airport roundabout.

This location offers exceptional international and national connectivity with the M50, M1 and Port Tunnel all located within a 5 minute drive and Dublin City centre a mere 15 minutes' away via the Port Tunnel. The new Dublin MetroLink is planned to run within close proximity of the building and the location is very well served by bus services with over 1,500 daily local, urban and national departures from Dublin Airport.

Local hotels include The Radisson, Maldron and nearby Dublin Premier Inn and Clayton Hotel. Alsa Sports and Leisure Centre is located within 500m and Flyefit and Ben Dunne Gyms are also located nearby.

Local retail and restaurants include the numerous services within Terminals 1 & 2 at Dublin Airport, Kealys Pub, The Coachmans, Wrights Food Fayre, McDonalds, the Pavilions Shopping Centre in Swords and Omni Shopping Centre in Santry.



M1 2 min drive **M50** 5 min drive



PORT TUNNEL 5 min drive



CITY CENTRE 15 min drive



AIRCOAH 5 min walk



NB. For identification purposes only

The location is already home to numerous corporate occupiers including Kellogg, ESB International, Ryan Air, DAA, Aer Lingus, Bank of Ireland, Electric Ireland, Regus and National Standards Authority of Ireland to name but a few.





DAA

AER LINGUS

TERMINAL 2

TERMINAL 1

KELLOGG'S
GRENCORE

ESB

RADISSON
BLU



DESCRIPTION

Corballis Hall is a high profile and prominent four storey over basement modern office building designed by leading Dublin Architects Keenan Lynch.

The building provides 1,853 sq.m. (20,000 sq.ft.). of modern Grade A office accommodation behind a striking front elevation. Floor plates are regular in shape with floor to ceiling glazing providing an attractive working environment with natural light on all elevations and views from Irelands Eye to the Wicklow mountains. The fourth-floor benefits from a balcony to the front and a terrace to the rear, with views of Terminal 2 and Dublin Airport.

The accommodation has been finished to the highest standards and the premium finishes and materials provide a contemporary modern workspace, which will suit a variety of occupiers.

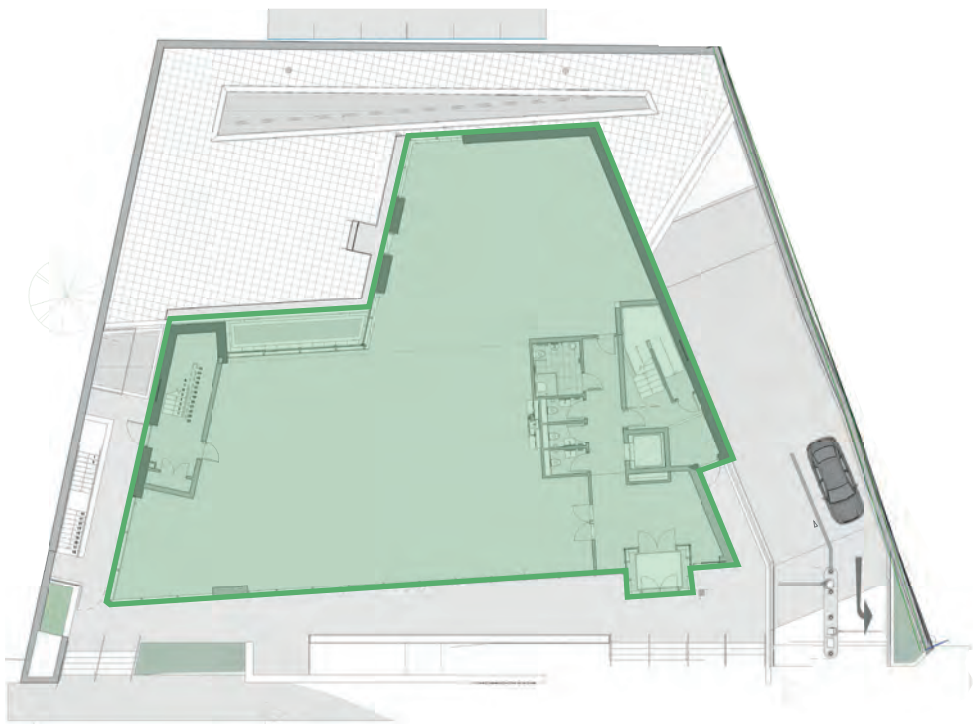
The property comes with the added benefit of 32 secure basement car parking spaces and bicycle parking is also provided for.

The building meets the highest standards of sustainability and benefits from a Building Energy Rating of A3.





FLOOR PLANS



Typical Floorplate



Third Floor

ACCOMMODATION SCHEDULE

FLOOR	USE	GIA SQ.M.	GIA SQ.FT.
GROUND FLOOR	Office	473	5,091
FIRST FLOOR	Office	503	5,414
SECOND FLOOR	Office	499	5,371
THIRD FLOOR	Office	378	4,069
TOTAL		1,853	19,945



Lease:

Flexible new lease terms

Rent:

€32.50 per sq.ft.

Service Charge:

Refer to agent.

BER:



Viewing:

All viewings are strictly by appointment through the sole letting agent.

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