

To Let

1 NORTHWOOD AVENUE

Northwood Campus, Santry, Dublin 9

13,000 SQ.FT. OF HIGH QUALITY FITTED GRADE A OFFICE



KEY FEATURES:

- High profile detached office building
- Excellent access to amenities (hotels, restaurants and public park - all adjacent)
- Campus setting
- Generous car parking (27 spaces)
- Attractive double height reception
- Modern specification including
 - Raised access floors
 - Suspended ceilings with recessed lighting
 - Air conditioning
 - Mix of open plan and cellular offices
 - CAT 6 cabling



FLOOR PLANS

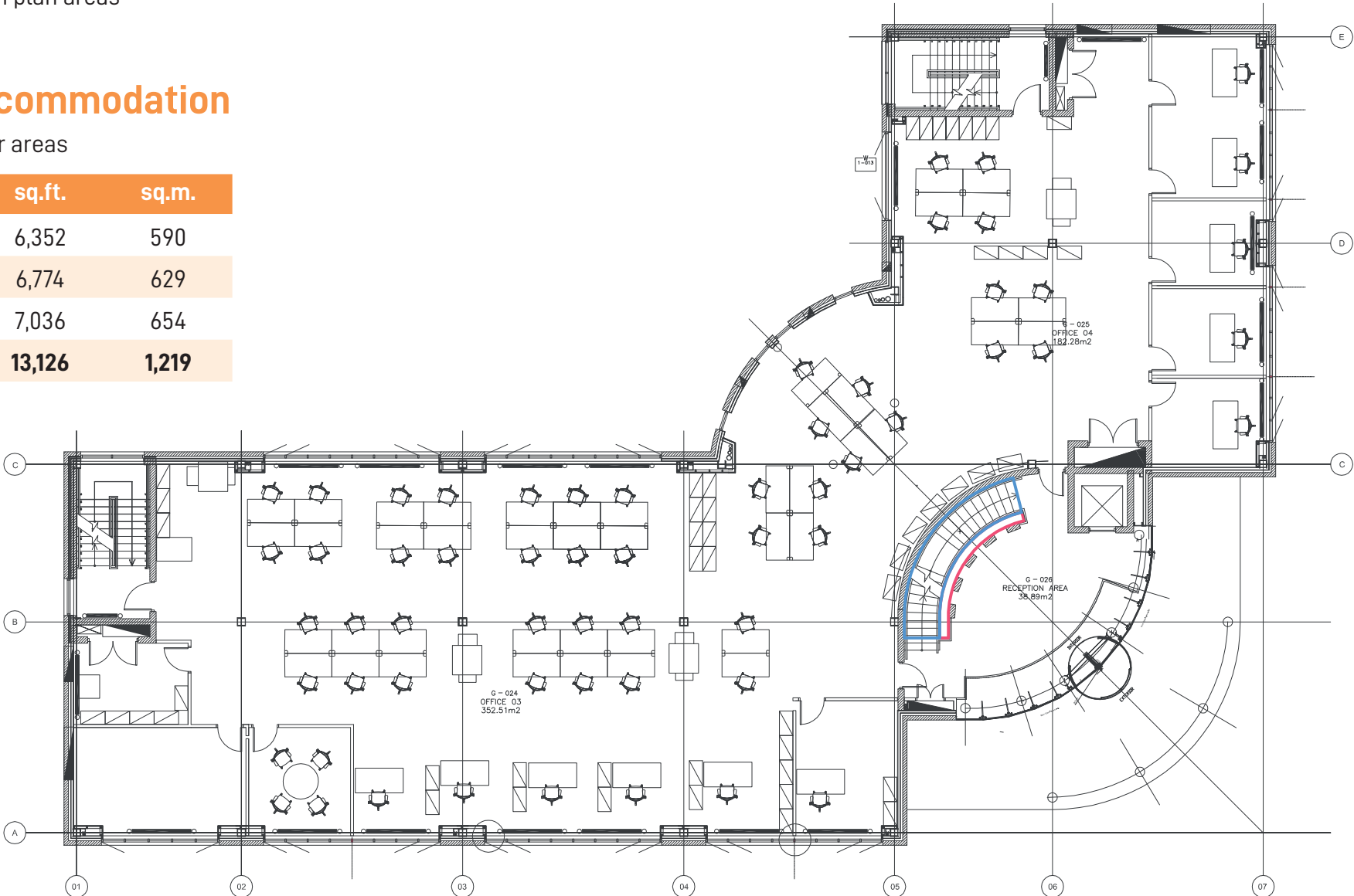
First Floor

- Efficient floor-plates
- Mix of cellular and open plan areas
- Excellent natural light

Schedule of Accommodation

Approx gross internal floor areas

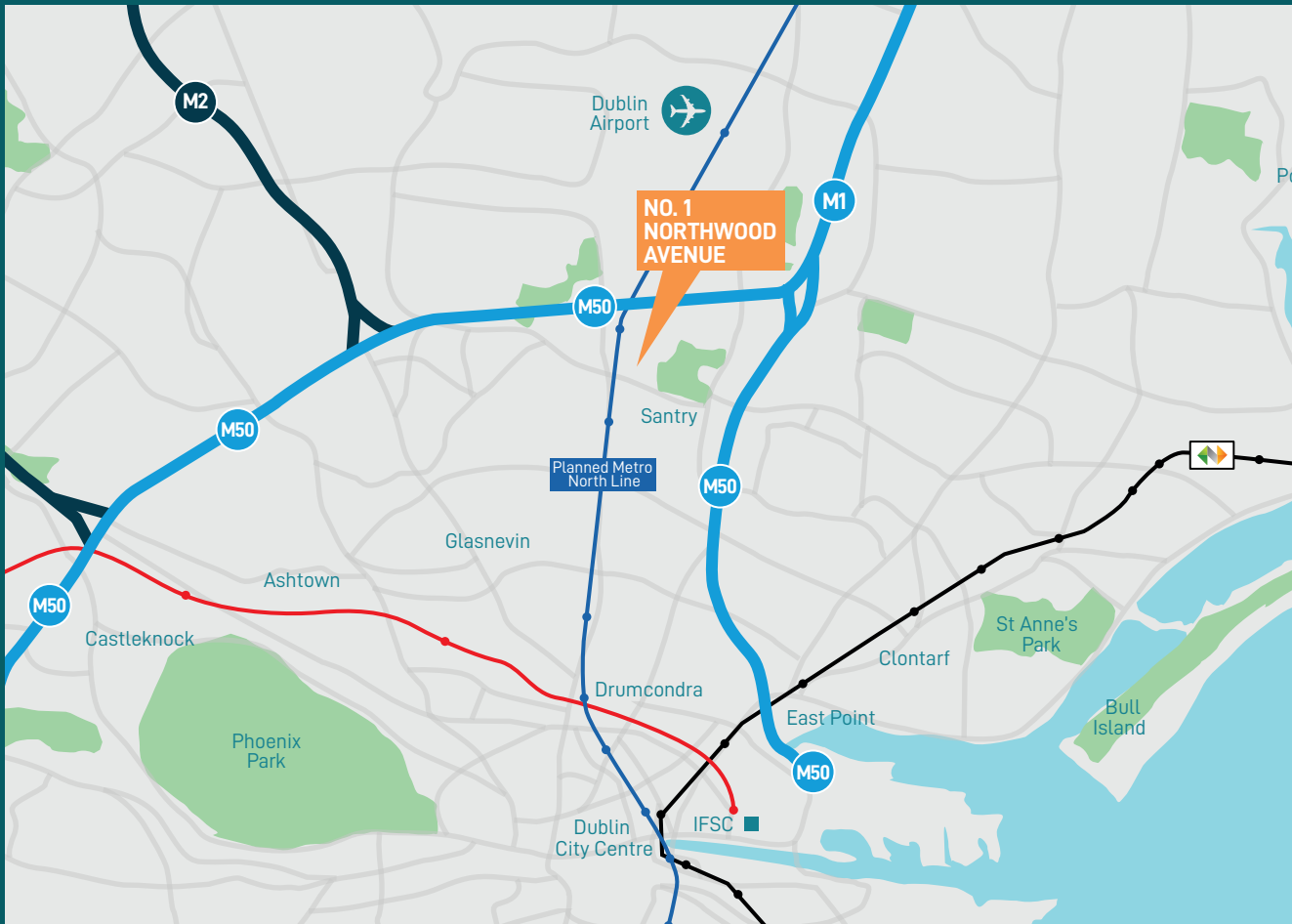
	sq.ft.	sq.m.
GROUND FLOOR	6,352	590
1ST FLOOR	6,774	629
RESERVED	7,036	654
TOTAL AVAILABLE	13,126	1,219





LOCATION

Northwood Campus is a mature parkland environment comprising over 220 acres, incorporating office, medical, residential, hospitality & retail accommodation alongside a 90-acre public park. Amenities include a number of hotels, restaurants, Ben Dunne health and fitness centre & Gulliver's Retail Park. The Campus is also home to the internationally renowned Santry Sports Surgery Clinic. Northwood Campus is within easy access of a range of transport modes. The Campus is strategically situated between Dublin's central commercial hub and Dublin Airport, with immediate access to the country's primary motorway routes. The location is well served by a choice of public transport options and Northwood benefits from the Dublin Port Tunnel and the planned Metro North line, which are both on the doorstep of the campus. Existing corporate occupiers within the campus include Regus, Affidea, Greencore, Santry Sports Surgery Clinic and Europcar with IKEA and Decathlon located nearby.



CONNECTIVITY



5 mins

drive from Dublin Airport



5 mins

drive from the Dublin Port Tunnel



20 mins

drive to the City Centre



5 mins

drive to the Omni Park Shopping Centre and Santry Village



Adjacent to the junction of the M1 and M50 motorways which in turn connect to the main arterial routes of the N2, N3, N4, N7 and N11



Excellent regular bus services along the quality bus corridors bordering the campus



Metro North line is being developed from the city centre to Dublin Airport/Swords with a dedicated station at Northwood

NORTHWOOD CAMPUS



OFFICES

- 1 Northwood House
- 2 Northwood Court
- 3 Greencore Group
- 4 No.1 Northwood Avenue
- 5 Swift Square
- 6 The Crescent Building

RETAIL

- 7 Gulliver's Retail Park
- 8 Eurospar & Costa Coffee

RESTAURANTS

- 9 Gourmet Food Parlour
- 10 Touzai Restaurant

HOTELS

- 11 Crowne Plaza Hotel & Conference Centre
- 12 Holiday Inn Express

LEISURE FACILITIES

- 13 Ben Dunne Northwood Health/Fitness Centre
- 14 Santry Demesne Park
- 15 Morton Stadium

MEDICAL

- 16 Sports Surgery Clinic
- 17 TLC Nursing Home
- 18 Northwood Imaging

RESIDENTIAL

- 19 Parklands Apartments
- 20 Temple Court Apartments
- 21 Temple Gardens Apartments
- 22 Temple Lawns Apartments
- 23 Heywood Court Apartments
- 24 Lymewood Mews Apartments
- 25 Carrington Park Apartments



TO LET

New long term lease available.

RENT

€27.50 per sq.ft. p/a.

BER



BER numbers and Certificates available upon request.

VIEWINGS

All viewings are strictly by appointment through the sole letting agents, QRE Real Estate Advisers.

AGENT DETAILS

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