Units D & E
Time Place
21 Corrig Road
Sandyford, Dublin 18

To Let

High Spec Medical Unit Located in the Heart of Sandyford's Business District

BER C3

Bagnall Doyle MacMahon

Description

- Own door ground floor unit extending to c. 365 sq.m. (3,929 sq.ft.) GIA.
- 3 Car Spaces in basement car park.
- Very high specification fit out that will be of particular interest to the Medical Field.
- The layout includes a Reception and Waiting Area, 8 Consulting Rooms, Cellular Offices, a Laboratory, X-Ray Room, Staff & Visitor WC's, Disabled WC/Shower, Showers, IT Server Room, Staff Room, Meeting Rooms and Plant Room.
- Dual aspect resulting in most rooms benefitting from natural light.
- Split System Air Con units located in all habitable rooms.

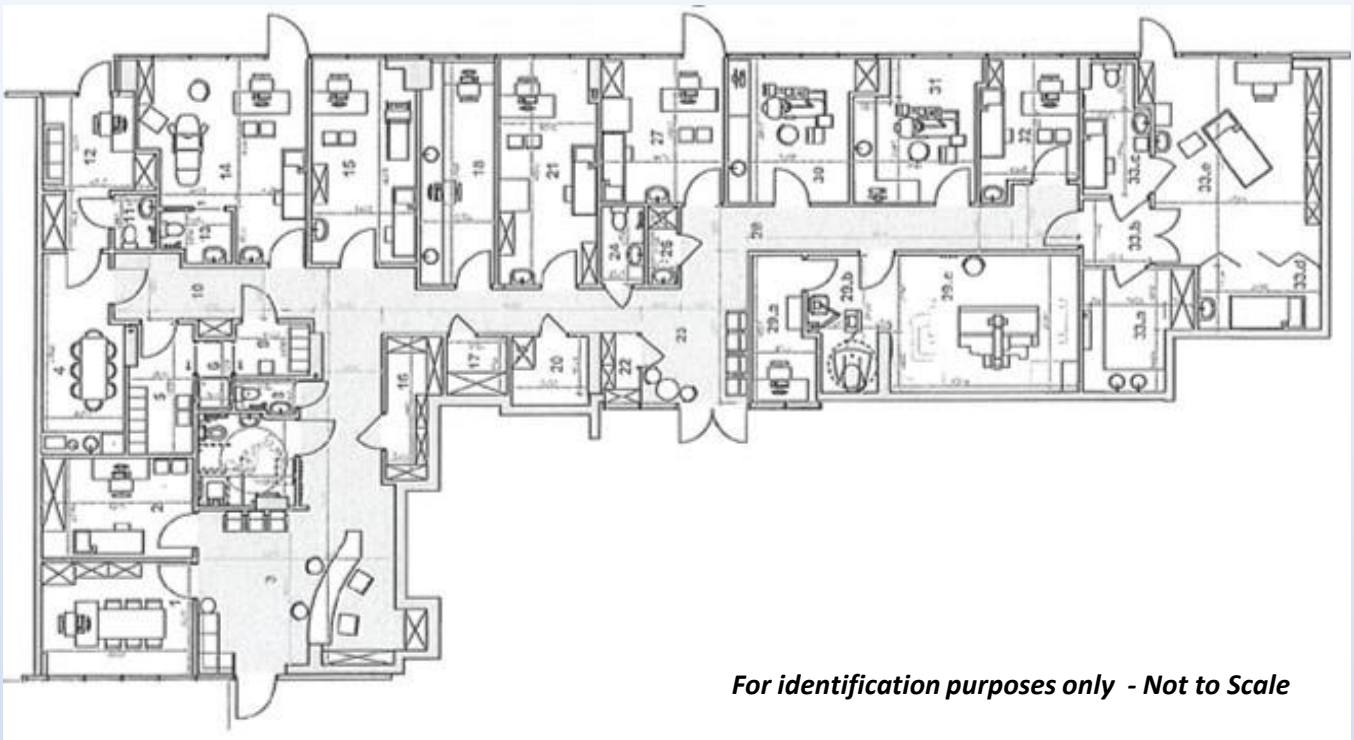
Location

- Located on Corrig Road in Sandyford, Dublin18. Accessed via a pedestrian walkway through into Time Place.
- 7 minute walk to Stillorgan LUAS Stop.
- Walking distance to Beacon Hospital.
- In the heart of Sandyford Business District. Short walk to Beacon South Quarter shops, restaurants and gym.
- Just off the M50 (Junction 13), 30 minute drive to Dublin Airport.

Specifications

- ◊ *Recessed LED lighting*
- ◊ *Split system Air Con units*
- ◊ *3 Car Spaces in basement car park*
- ◊ *Perimeter trunking*
- ◊ *Modern suspended ceilings*
- ◊ *Solid concrete floors*
- ◊ *High spec Medical fitout*

Floor Plan



For identification purposes only - Not to Scale

Location Map

Accommodation

Floor Area **365 sq.m. GIA**

(3,929 sq.ft)

Measurements provided are Gross Internal Area's (GIA)

Rent and Rates

Available on application

Lease Terms

Property is available on new lease terms

BER Cert: BER C3

C3 - 156.66 kWh/m2/yr

BER Number: 800843922

Units D & E, Time Place, 21 Corrig Road, Sandyford, Dublin 18

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