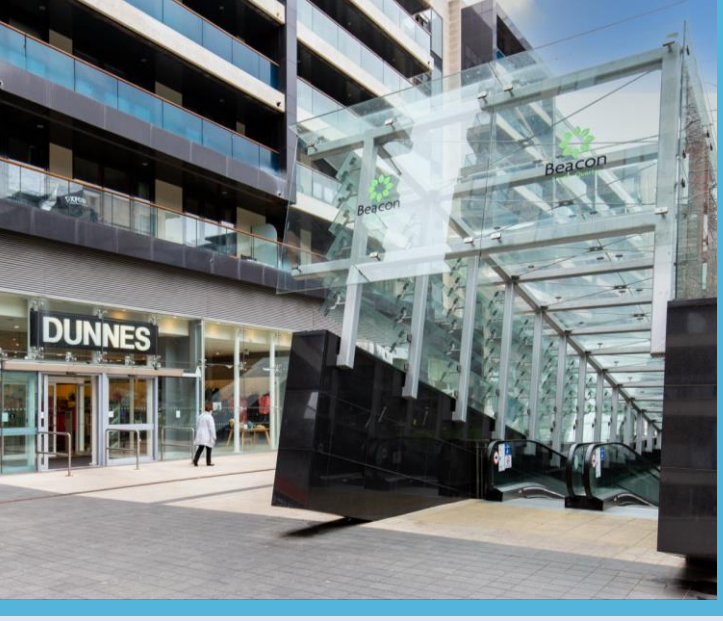
Unit F
Time Place
21 Corrig Road
Sandyford, Dublin 18

To Let

Educational/Office Unit Located in the Heart of Sandyford's Business District

BER C2

BDM Property



Description

- Own door ground floor unit extending to c.223 sq.m. (2,400 sq.ft.) GIA.
- 2 Car Spaces in basement car park.
- High specification fit out that will suit both Educational or Office use.
- The layout includes a Reception and Waiting Area, Open Plan Office, 1 Cellular Office, A Kitchenette and Male & Female WC's.
- Floor to Ceiling Glazing resulting in an abundance of natural light.
- Split System Air Con unit in the open plan office.

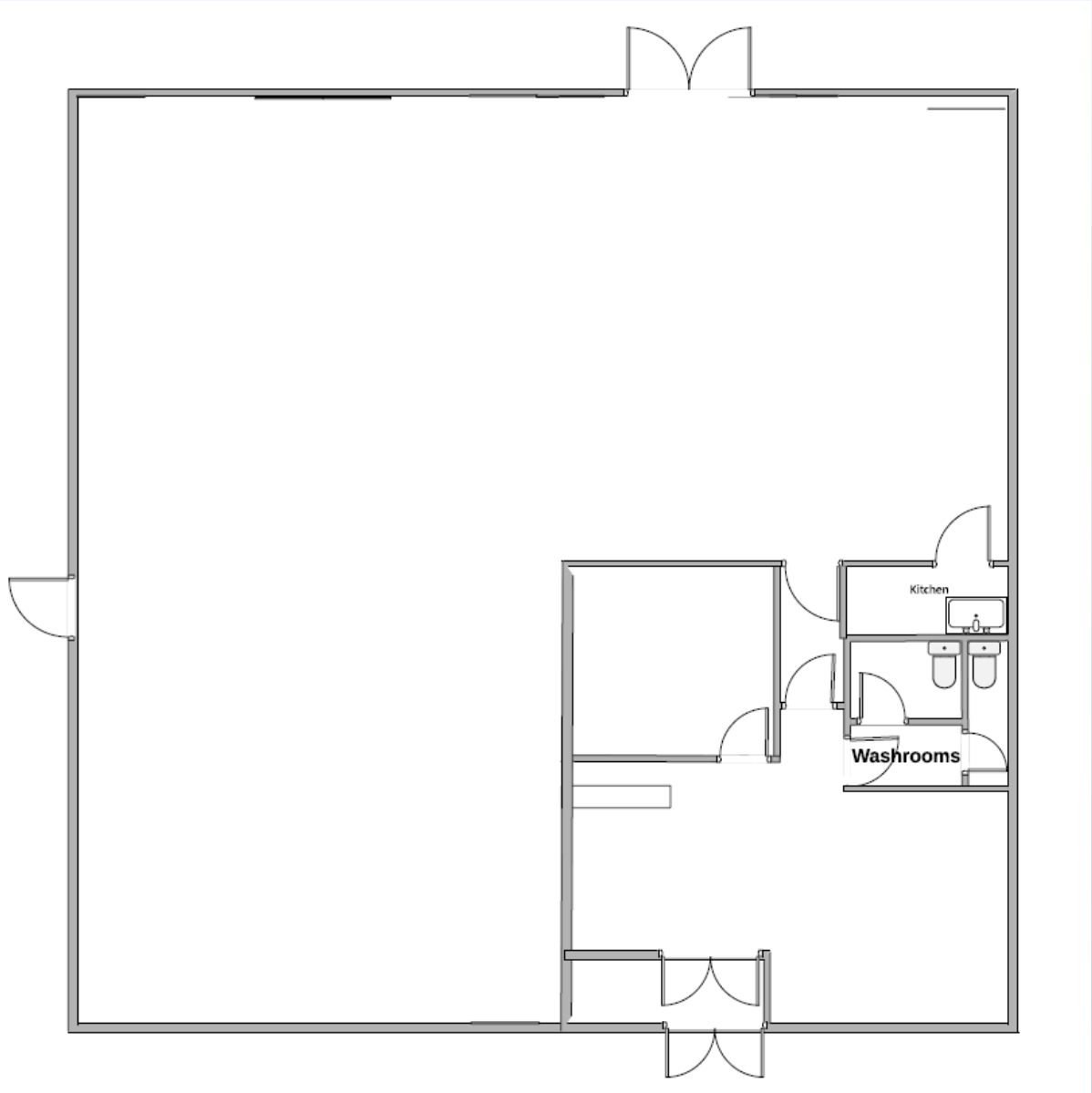
Location

- 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

- ◊ *LED lighting*
- ◊ *Split system Air Con unit*
- ◊ *2 Car Spaces in basement car park*
- ◊ *Modern suspended ceilings*
- ◊ *Solid concrete floors*
- ◊ *Educational / Office Use*
- ◊ *Abundance of Natural Light*

Floor Plan



For identification purposes only - Not to Scale

Location Map

Unit F, Time Place, 21 Corrig Road, Sandyford, Dublin 18

Accommodation

Floor Area **c. 223 sq.m. GIA**

(2,400 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 C2

C2 – 225.13 kWh/m2/yr

BER Number: 800893166

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