



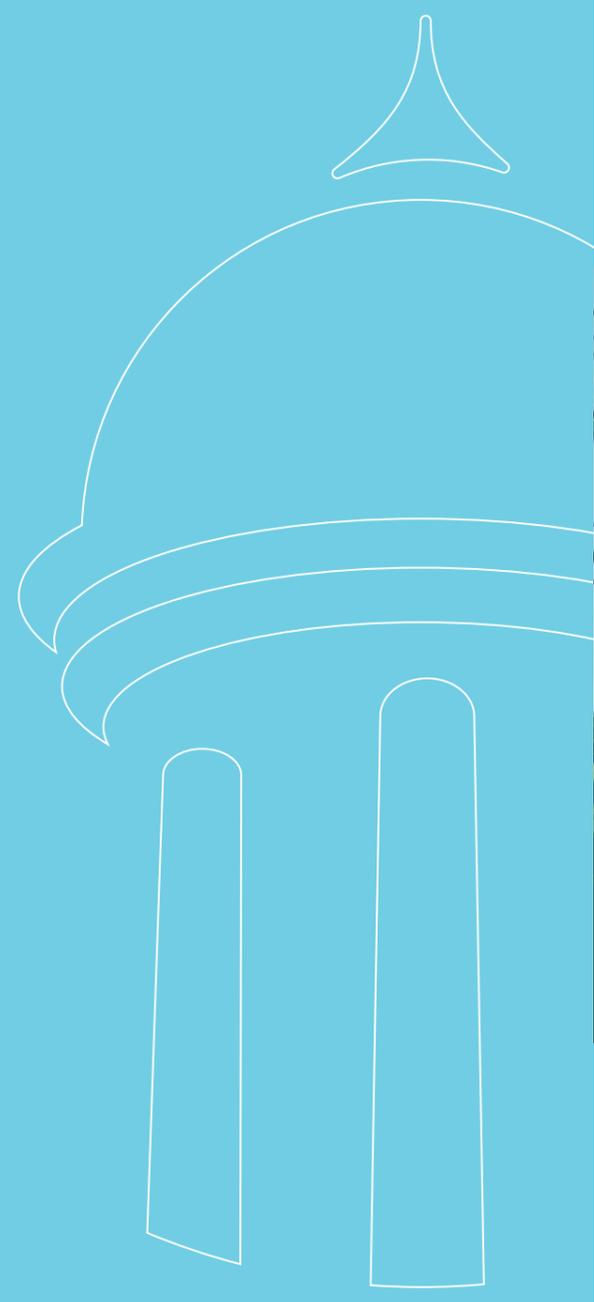
EXECUTIVE OFFICE SUITES

N^oORTHWOOD HOUSE

NORTHWOOD.DUBLIN 9.



NORTHWOOD
BUSINESS CAMPUS



TRANSFORMED INTO ONE OF IRELAND'S LEADING MIXED-USE DEVELOPMENTS. A LOCATION WITH UNRIVALLED ACCESS ROUTES. A TRULY UNIQUE OPPORTUNITY FOR SMALL AND MEDIUM-SIZED BUSINESSES.



A BEAUTIFUL SYLVAN PARKLAND SETTING

Northwood is a mature parkland environment comprising over 220 acres which once formed the Santry Demesne. This parkland is being sensitively developed to incorporate a business campus combining offices, residential and retail accommodation alongside a 90-acre public park. Significant amenities have already been established within Northwood, including international hotels, a health and fitness centre, medical facilities, restaurants and shops. Situated at a strategic juncture between Dublin Airport and the city centre, Northwood is just minutes from the country's primary access routes.



A DYNAMIC ENVIRONMENT CATERING FOR EVERY NEED

Northwood House is an integral part of the Northwood Business Campus, which will include over 50,000 sq.m. of superb hi spec office accommodation upon completion. The campus is already called home by a multitude of companies including Aer Arann, Amgen, Athletics Ireland, BMW, The National Standards Authority, and Elenco to name but a few.

Northwood is pioneering the way in its carefully considered offering in office accommodation within a mixed-use development. It is where state of the art design and quality build meet serviceability and flexibility. It is where excellent accessibility meets extensive amenities. And it is where generous green space creates a beautiful backdrop for commercial activity.

On-site amenities include the four-star Crowne Plaza Hotel, the Holiday Inn Express, Northwood Health and Fitness, the TLC Nursing Home and the Sports Surgery Clinic. Gulliver's Retail Park is home to Homebase, Currys, Home Focus at Hickeys and Premier Golf among others, while the neighbourhood shopping centre presents Eurospar and other conveniences for campus inhabitants. The Swiss Cottage Restaurant and Inca Coffee Company Café are among the dining options, and the sylvan 'Santry Demesne' provides a welcome retreat for relaxation. Luxurious residential accommodation is also selectively spaced across the campus.



THE MOST ACCESSIBLE OFFICE CAMPUS IN IRELAND

- 5 minutes from Dublin Airport
- 5 minutes from the Dublin Port Tunnel
- 20 minutes to the city centre
- 5 minutes 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 Northwood
- Metro North line is being developed from the city centre to Dublin Airport/Swords with a dedicated station at Northwood
- Generous on-site parking provision

Northwood Business Campus is within easy reach through a range of transport modes. It is strategically situated between Dublin's central commercial hub and its international airport. Access to the country's primary motorway routes is immediate and the location is well served by a choice of public transport options. Northwood is unique in that it benefits from two of the city's latest infrastructural projects, namely the Dublin Port Tunnel and the planned Metro North line, which are both on the doorstep of the campus.



THE CURRENT PHASE OF NORTHWOOD BUSINESS CAMPUS IS BEING DEVELOPED AS INDIVIDUAL OFFICE SUITES IN THIS ACCESSIBLE AND ATTRACTIVE SETTING

The Northwood House suites are designed to facilitate companies and organisations who wish to benefit from the individuality of a self-contained or “own-door” office, while also taking advantage of the profile of the overall integrated business campus.

In keeping with the Northwood state of the art style, these buildings have been designed and built to the highest international specifications. Suite sizes start from 135 sq.m. In order to maximise flexibility, each of the individual office suites can be interconnected either vertically or horizontally to create larger capacities as required.

FEATURES

- High quality external finish with substantial double glazed aluminium façade and polished stone panels
 - A large expanse of glazing which maximises the use of natural light
 - Private balconies to all suites over ground floor
 - Generous toilet provision and electric showers
 - Toilet areas include floor and wall tiling to 1.2 metres high and include vanity units and white ceramic sanitary ware
 - Tea-stations will be provided in all units complete with a sink, high and low level storage units and plumbing for a dishwasher
 - Zoned gas-fired radiator heating system
 - Suspended ceilings incorporating recessed category 2 office lighting, and capacity within the ceiling void to accommodate air conditioning
 - Raised access floors with powered floor boxes provided at 1:10 sq.m.
 - Ducting will be provided for voice and data cabling for multiple connectivity
 - Keypad access control
 - Generous vehicle and bicycle parking provision, including basement parking
 - External areas will consist of high quality soft and hard landscaping
 - Numerous environmental design features to maximize energy efficiency, minimize resource wastage, and limit CO₂ production over the life of the building
- Detailed information on the architectural, mechanical and electrical specifications are available on request.

G GROUND FLOOR

GROUND FLOOR ACCOMMODATION

The approximate floor area measured on a gross internal basis:

	m ²
Suite 1	148
Suite 2	151
Suite 10	135
Suite 11	158
Suite 19	152
Suite 20	215
Total	959

Please note the road at the bottom of this page and stairwell at the top lead to the basement car park.

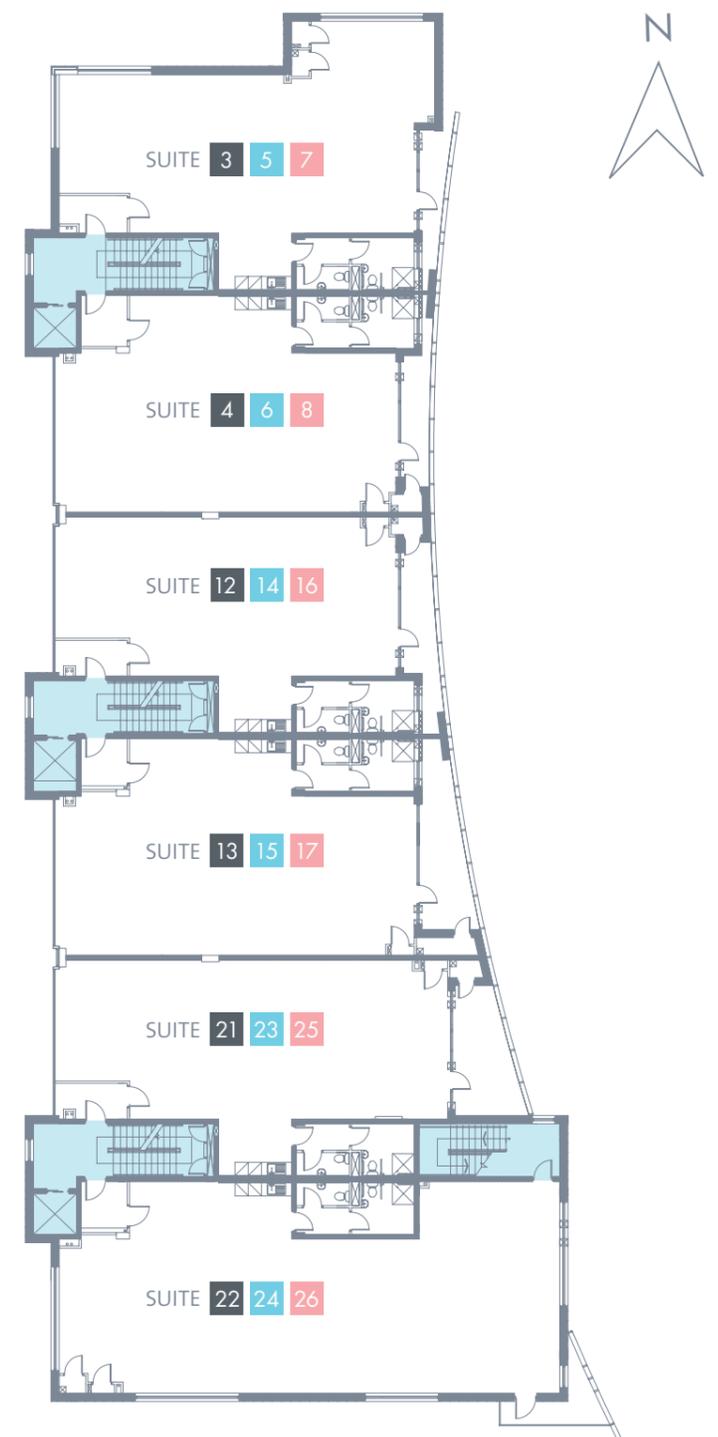


2 FIRST|SECOND|THIRD FLOOR

FIRST|SECOND|THIRD FLOOR ACCOMMODATION

The approximate floor area measured on a gross internal basis:

	m ²
Suite 3 5 7	157
Suite 4 6 8	152
Suite 12 14 16	136
Suite 13 15 17	160
Suite 21 23 25	154
Suite 22 24 26	215
Total (per floor)	974

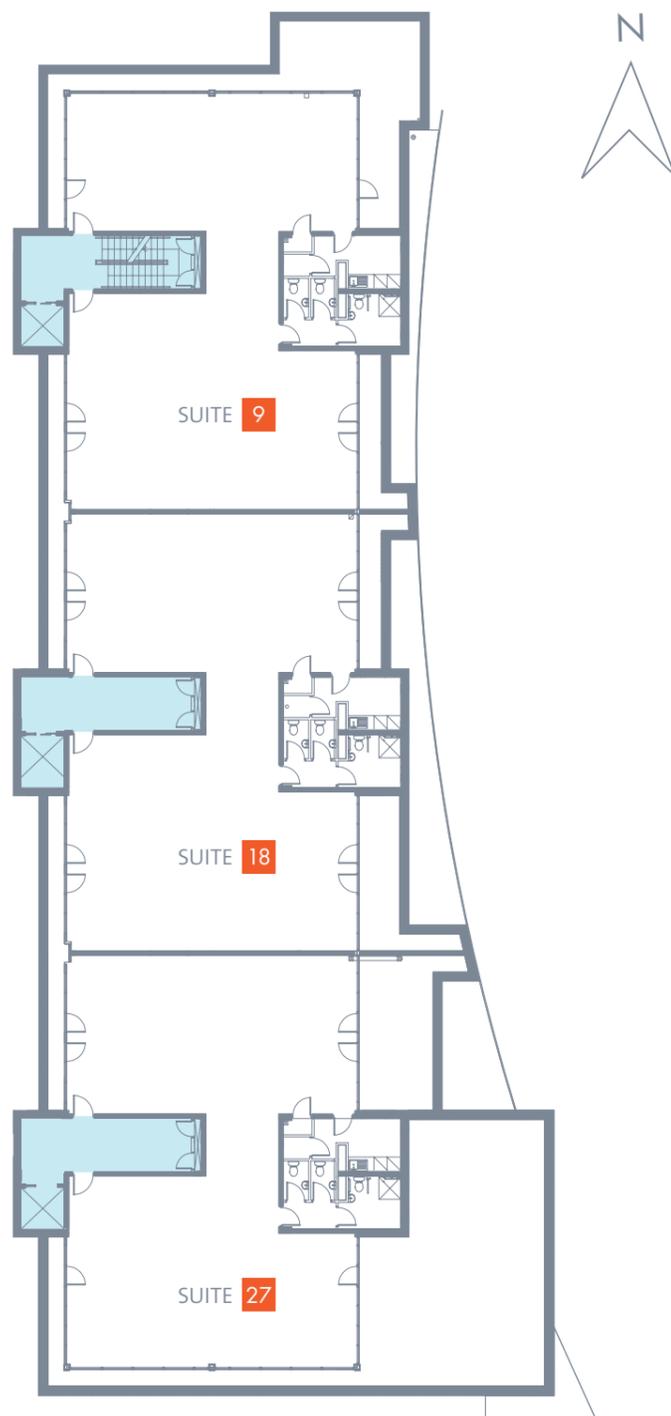


4 FOURTH FLOOR

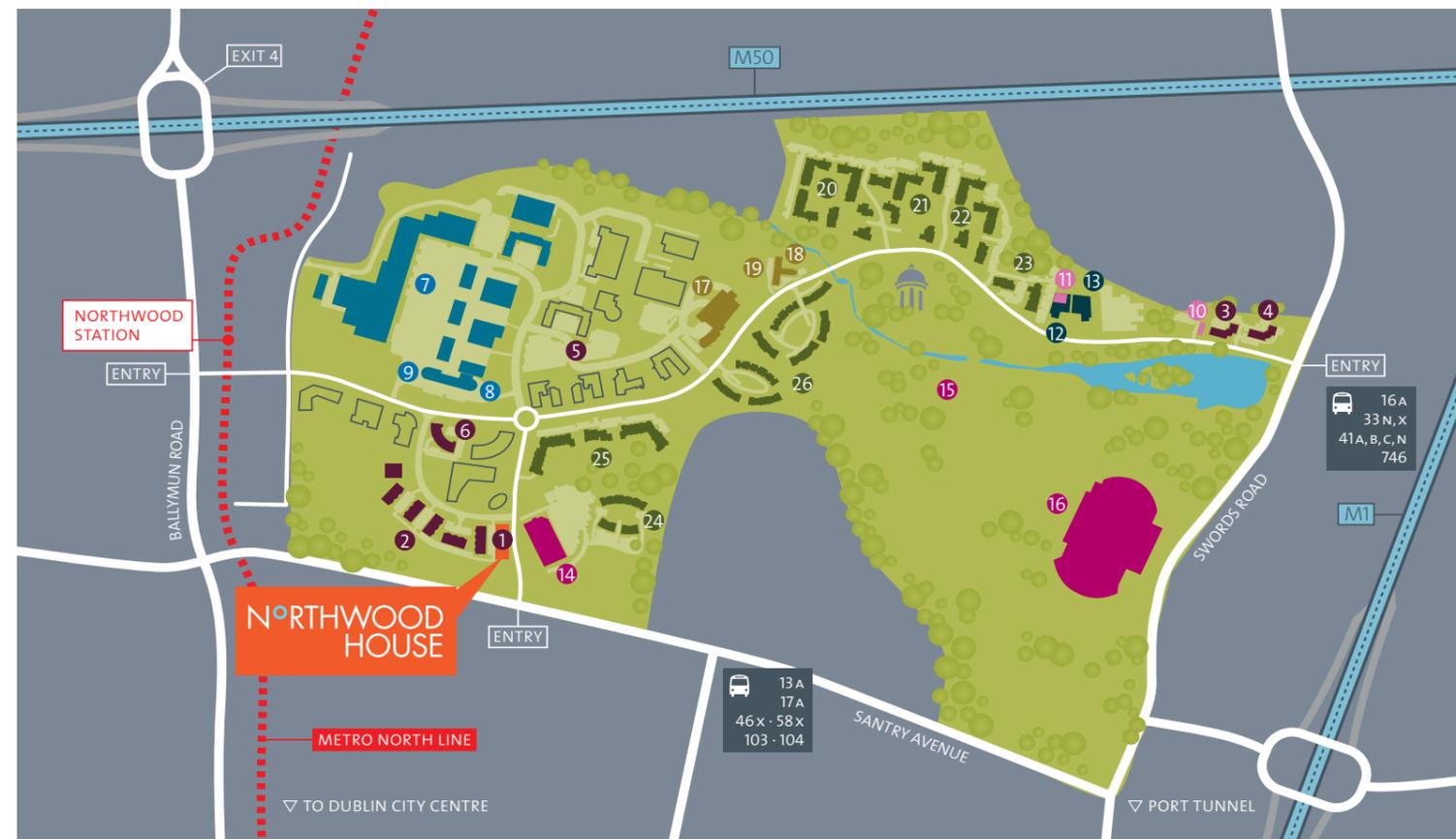
FOURTH FLOOR ACCOMMODATION

The approximate floor area measured on a gross internal basis:

	m ²
Suite 9	238
Suite 18	251
Suite 27	235
Total	724



S SITEMAP



OFFICES

- 1 Northwood House
- 2 Northwood Court
- 3 No. 2 Northwood Avenue
- 4 No.1 Northwood Avenue – Aer Arann Headquarters
- 5 Swift Square
- 6 The Crescent Building

RETAIL

- 7 Gulliver's Retail Park
- 8 Neighbourhood Shopping Centre
- 9 Eurospar

RESTAURANTS

- 10 Swiss Cottage Restaurant
- 11 Touzai Restaurant

HOTELS

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

LEISURE FACILITIES

- 14 Northwood Health/ Fitness Centre
- 15 Santry Demesne Park
- 16 Morton Stadium

MEDICAL

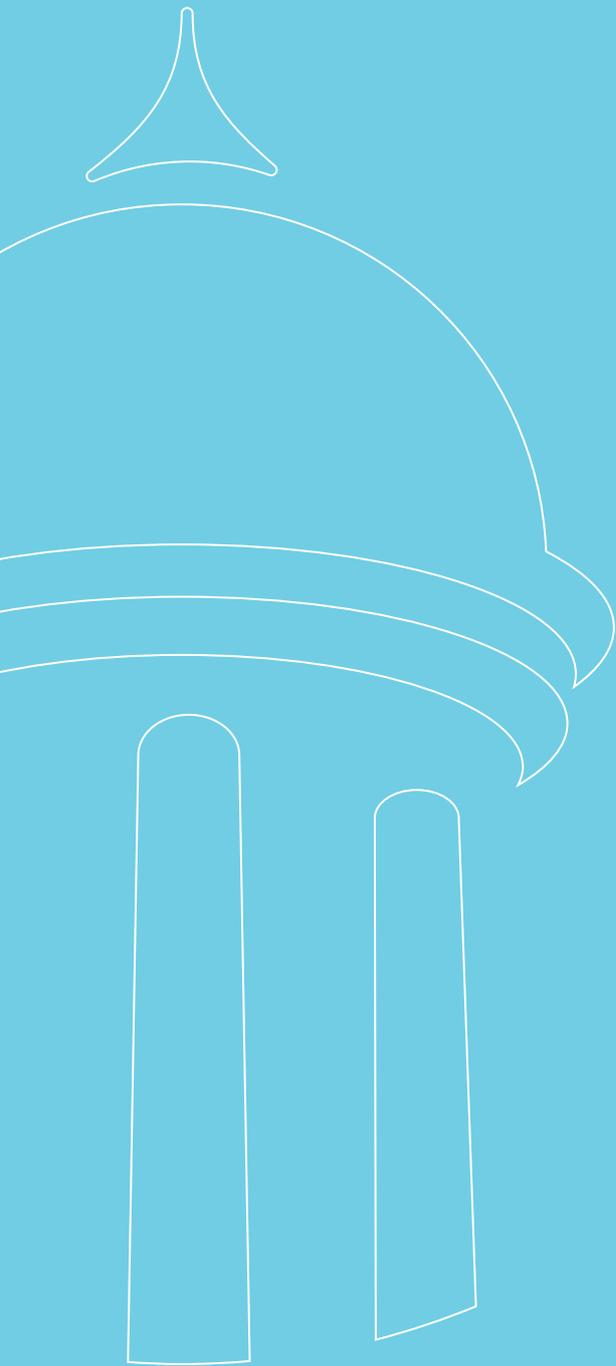
- 17 Sports Surgery Clinic
- 18 TLC Nursing Home
- 19 Northwood Imaging

RESIDENTIAL

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



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