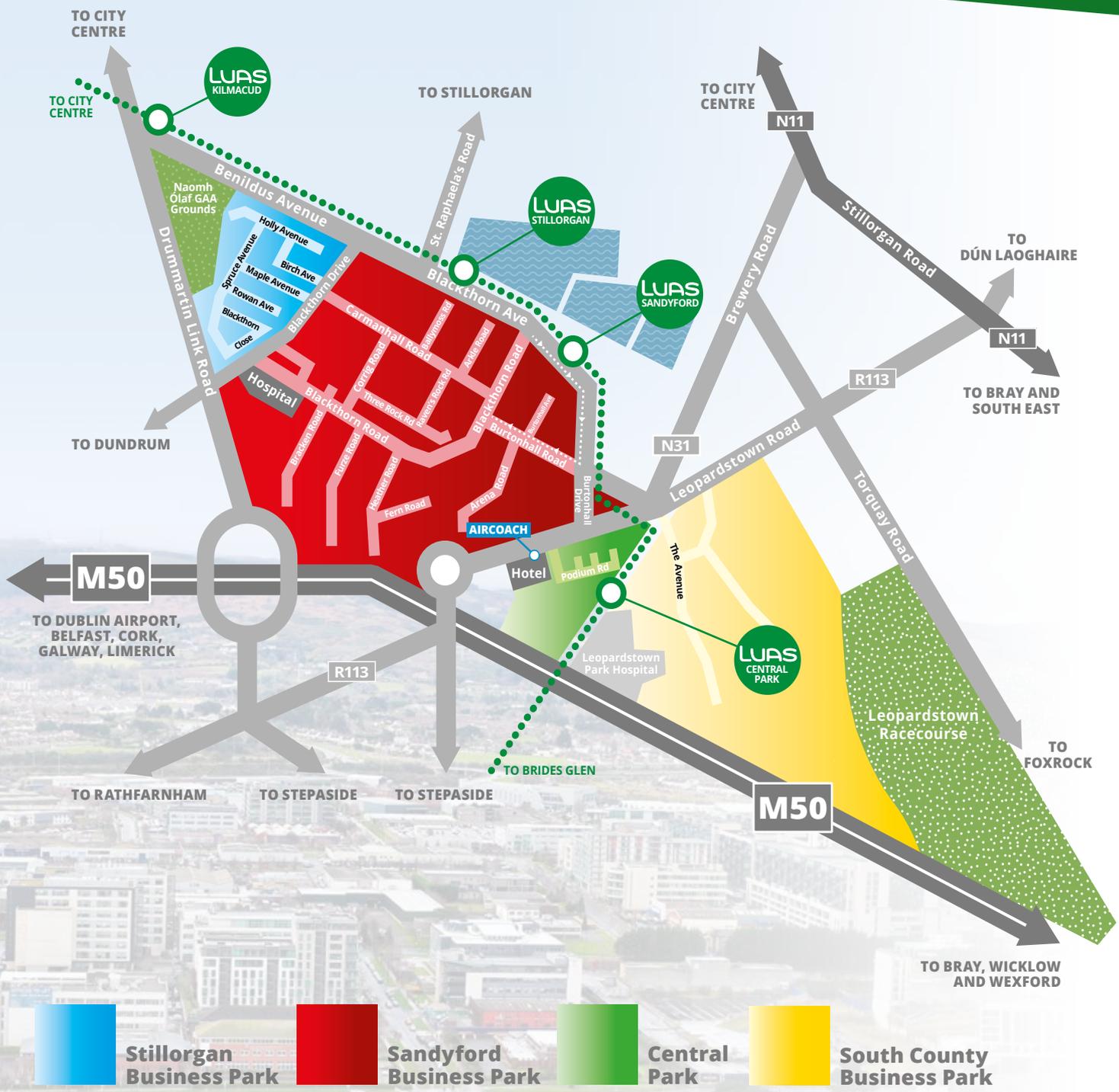


Sandyford Business District Proposal for Renewal of BID Scheme 2027-2031



-  **Stillorgan Business Park**
-  **Sandyford Business Park**
-  **Central Park**
-  **South County Business Park**

Vision

The vision of Sandyford BID CLG trading as Sandyford Business District is to continue to develop the area as:

- a world class destination in which to work, reside and visit.
- a vibrant community of businesses and residents which has a unique identity.
- a place where living, working, visiting and spending leisure time is a positive experience.

SBID Targets Success with its Partners



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Sandyford Business District Proposal for Renewal of BID Scheme

Sandyford BID CLG trading as Sandyford Business District (SBID) submits the following proposal in accordance with section 129C of the Local Government (Business Improvement Districts) Act 2006 to Dún Laoghaire-Rathdown County Council (DLR) - the relevant Rating Authority - to renew the Business Improvement District scheme in the Sandyford Business District (SBD) area for a third term.

The Sandyford Business District BID proposal for the renewal of the scheme from 1st January 2027 to 31st December 2031 will be referred to as SBID3 in this submission.

Glossary:

BID	Business Improvement District
CIP	Capital Investment Plan
DLR	Dún Laoghaire-Rathdown County Council
FDI	Foreign Direct Investment
IW	Irish Water
MOU	Memorandum of Understanding
NTA	National Transport Authority
SBD	Sandyford Business District
SBID	Sandyford BID CLG
SBID2	Current BID scheme 2022 to 2026
SBID3	SBD proposal for renewal of BID scheme 2027 - 2031
SLA	Service Level Agreement (Baseline Services)
SPC	Strategic Policy Committee
SUFP	Sandyford Urban Framework Plan
TFI	Transport for Ireland
TII	Transport Infrastructure Ireland

- Introduction
- Listing of the SBID3 Proponent
- Company Structure of SBID3
- Alterations to terms of BID Scheme
- Evolution of the BID company in Sandyford Business District
- Promotion of SBID3 Proposal

1. Information on SBID3 Proposal

1. Information to SBID3 Proposal:

1.1 Introduction

The Proponent hereby specifies that all correspondence relating to the SBID3 proposal shall be addressed for the attention of Greg Brennan, Chairperson of Sandyford BID CLG, 10 Leopardstown Office Park, Burton Hall Avenue, Sandyford Business Park, Dublin 18, D18 FK72.

1.2 Listing of the SBID3 Proponent

The Proponent of SBID3 is Sandyford BID CLG

1.3 Company Structure

Structure of the Board of Directors

The Board of Directors comprises:

- 10 Board Members representing SBD Business Owners, Property Owners & Levy Payers
- 1 Board Member by nomination of dlr Chief Executive
- 1 Board Member by nomination of dlr County Council

Officers of the Board of Directors

The Officers will consist of

- Chairperson
- Two Deputy Chairpersons
- Company Secretary

and shall be elected annually at the Company's AGM in accordance with the Company's bye-laws.

Committees and Task Forces

- Governance & Risk Committee
- Finance & HR Committee
- SUFP Task Force
- Infrastructure Task Force
- Placemaking Task Force

The board has established these committees and task forces to focus on the above activities and report monthly.

1.4 Those terms of the scheme that may be altered from time to time with consent of dlr

The proponent on the passing of a resolution may seek the agreement of dlr to alter the BID proposal/scheme, which was originally adopted by DLR. Such amendments however must be compatible within the ethos of the original scheme.

1.5 Evolution of the Business Improvement District in SBD

The following provides the basis for the original creation of the BID company in Sandyford Business District and the case for renewal for a third term.

Background

Sandyford Business District (SBD) - consisting of Sandyford, Stillorgan, Central and South County Business Parks – constitutes the largest area with commercial and employment uses in Dún Laoghaire-Rathdown County Council concentrated throughout the Southern part of the Dublin City Region. Over the past two decades, these parks have been transformed from low-density light industrial lands to a combination of high-density office, commercial, retail and residential developments. Road and other transport infrastructure, including the LUAS light rail line, the M50 motorway and a number of link and by-pass roads continue to be developed to meet the increasing demands in the area.

Regional Context

SBD is one of the Dublin City Region's foremost employment centres with a number of clusters in key economic sectors. SBD is home to a high proportion of national and European corporate headquarters together with high profile R & D and innovation activity. This is ratified in the Dublin City Region Economic Development Plan with Sandyford Business District, together with UCD and TCD, identified as the key components of the region's Southern Economic Corridor – one of the critical smart economy locations in Ireland. The Economic Development Plan states that 'Sandyford is the high-tech knowledge-driven commercial cluster for the South City Region'. In addition, the objectives of the SBID3 proposal are highly consistent with, and directly support, the objectives of the Regional Spatial & Economic Strategy 2019-2031 of the Eastern & Midland Regional Assembly, particularly from the point of view of promoting controlled job creation and enterprise development, facilitating compact sustainable growth and building thriving well-connected and self-sustaining towns.

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 recommend that the GDA should promote itself as a 'Smart Region', within the Dublin Gateway, and develop Centres of Excellence in knowledge-based and higher value-added sectors such as Pharma and Biotechnology, internationally traded services and ICT, all of which are key sectors for attracting FDI. The development of these clusters and sectors is dependent on the effectiveness of the education sector together with skills retention being aligned with industry and commerce. Therefore, establishing business relationships between universities and third level institutes should form part of the objectives in developing the SMART economy and cluster development.

SBD was designated as Smart Sandyford, part of Smart Dublin, in 2019.

Sandyford Urban Framework Plan 2022 - 2028

The Sandyford Urban Framework Plan (SUFP) was brought forward with the confidence that the implementation of its policies and objectives for the ongoing development of the Sandyford Business District will continue to deliver a place that attracts investment and employment opportunities in addition to providing an environment that caters for residential, employment and commercial communities.

Rationales underpinning the Sandyford Urban Framework Plan are:

- To promote and facilitate employment growth in Sandyford Business District recognising its status as a primary growth centre in the Economic Development Strategy of the Regional Planning Guidelines 2010-2022.
- To strengthen and enhance the structure and character of the urban form through appropriate sustainable land use zoning and guidance on typology, massing, scale, height, density of the built form and by promoting excellence in design of buildings and the spaces between them.
- To protect the residential amenity of adjoining areas and ensure that development in Sandyford Business District provides for its own infrastructural requirements.
- To encourage a diverse range of uses including employment-based uses, retail and retail services, civic, cultural, leisure, health, educational and other services appropriate in scale commensurate with the role of Sandyford Business District as a 'Place' to work and live.
- To encourage a range of high-quality new homes to promote choice and achieve social mix.
- To create an environment, supported by key infrastructure and services that will attract business investment and provide for a range of employment opportunities.
- To create a hierarchy of public open spaces within Sandyford Business District providing high quality amenities and a variety of functions to serve both the resident and employee populations.
- To provide a network of 'green' routes and integrated streets linking the public open spaces, creating a legible and attractive environment for pedestrians and cyclists linking origins with destinations.
- To maximise the contribution of sustainable travel modes in meeting travel demand in accordance with Smarter Travel and to make a number of road improvements to cater for residual demand.

1.6 Promotion of Proposal for SBID3

An extensive information campaign will be undertaken to advise levy payers located within the boundaries of the scheme of the holding of a levy payer plebiscite. The information campaign will include the following:

- DLR to provide formal legal public display and consultation of SBID3 with newspaper advertisements to the effect that a scheme is proposed in compliance with the provisions of the Act.
- Initial mailing to all levy payers in the Sandyford Business District area of an information document that will provide full details of the renewal of the BID scheme for a third term, additional services and the annual levy cost.
- Creation of a SBID3 Portal on the company website (www.sandyford.ie) providing full details and information on SBID3 and how to submit suggestions for improvements/actions that would benefit the district.
- A comprehensive digital marketing campaign on LinkedIn, Facebook and Instagram.
- Various media briefings and press releases to raise awareness and promote participation among ratepayers.
- A final mail shot to every levy payer providing information update and seeking to fully answer those questions most frequently asked by levy payers and to include a sample ballot paper.

The above summarises the information campaign which will be undertaken and funded by SBID and is independent of any communication which DLR will provide to the levy payers in advising them of the forthcoming ratepayer plebiscite.

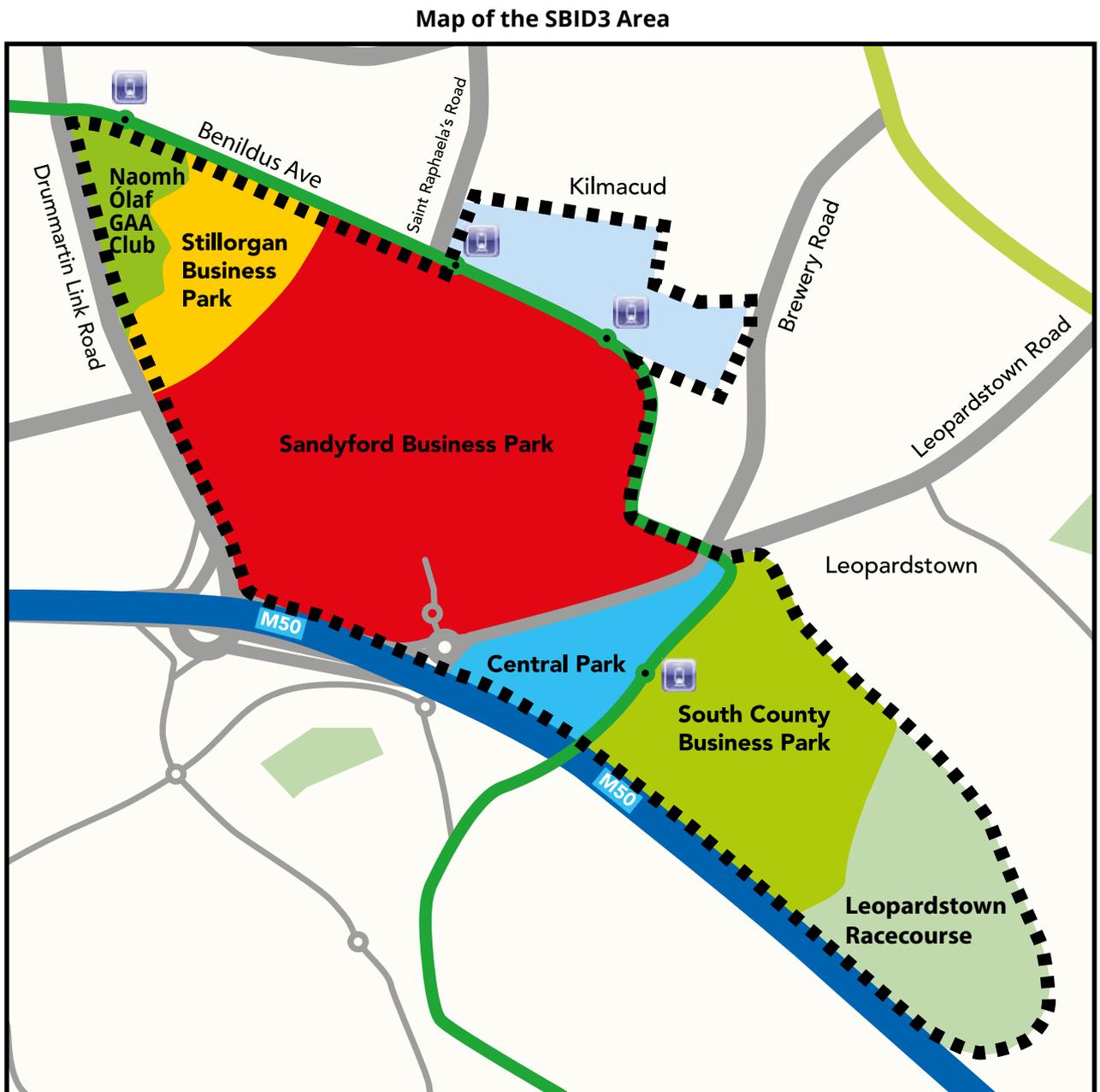
- Map of SBID3 Area
- Road Listing of SBID3 Area

2. Boundaries and listing of roads for SBID3 area



2. Boundaries and road listing for SBID3 Area:

The proposed boundaries for SBID3 will cover the area shown in the Map below and will run for the five-year period commencing 1st January 2027.



SANDYFORD BUSINESS DISTRICT – ROAD LISTING

CENTRAL PARK:

Podium Road

LEOPARDSTOWN RACECOURSE

SANDYFORD BUSINESS PARK (formerly Sandyford Industrial Estate):

Arena Road

Arkle Road

Ballymoss Road

Benildus Avenue

Blackthorn Avenue

Blackthorn Drive

Blackthorn Road

Bracken Road

Burton Hall Road

Burton Hall Drive

Carmanhall Road

Corrig Road

Furze Road

Heather Road

Ravens Rock Road

Three Rock Road

SOUTH COUNTY BUSINESS PARK

STILLORGAN BUSINESS PARK (formerly Stillorgan Industrial Park):

Birch Avenue

Blackthorn Close

Holly Avenue

Maple Avenue

Rowan Avenue

Spruce Avenue



Clayton Hotel, Central Park



Beacon Hospital, Sandyford Business Park



Nord Anglia School, South County Business Park



Dynamic Space, Stillorgan Business Park

- Term of SBID3
- Details of Sandyford BID CLG
- Income & Expenditure for 5 years of SBID3
- Calculation of the BID Levy
- Service Level Agreement re Baseline Services

3. Details of SBID3 Proposal

3. Details of SBID3 Proposal

3.1 Term of SBID3 - the date by which the scheme is expected to be in operation and the number of years the scheme is expected to operate.

It is proposed that SBID3 will operate for five years from 1st January 2027 to 31st December 2031.

3.2 Structure of the company that will be responsible for implementing, managing, administering the renewal of the scheme.

Sandyford BID CLG trading as Sandyford Business District was incorporated as a not-for-profit Company Limited by Guarantee on 1st January 2017 for the purposes of implementing, managing, administering and renewing the BID scheme. The current board comprises the following:

- Greg Brennan, Brennan & Co (Chairperson)
- Gerard O'Farrell, Spirit Motor Group (Deputy Chairperson)
- Sheila Moore, Sheila Moore Limited (Deputy Chairperson)
- Deirdre Farrell, Amorys Solicitors (Company Secretary)
- Lisa Brown, Head of LEO, Dún Laoghaire-Rathdown County Council*
- Gerard Corcoran, AI Consultant
- Paul Dermody, Horse Racing Ireland
- Michael Fleming, Councillor, Dún Laoghaire-Rathdown County Council**
- Cyril McGuire, Infinity Capital
- Deirdre Moore, AIB
- John Somers, Naomh Ólaf
- Robert Watson, Beacon Hospital

* *Nominee dlr Chief Executive*

***Nominee County Council/Elected Representative*

3.3 Income & Expenditure - detailed below are estimates for each year over which the scheme proposed is to operate, listing the expenditure that will be necessary to provide the projects services or works under the SBID3 scheme.

**BUDGET FOR SBID3
01.01.2027 TO 31.12.2031**

	Year 1	Year 2	Year 3	Year 4	Year 5
	€	€	€	€	€
INCOME					
BID Levy income*	753,206	753,206	753,206	753,206	753,206
Other income	75,000	75,000	75,000	75,000	75,000
Income total	828,206	828,206	828,206	828,206	828,206
EXPENDITURE					
Investment Programmes:					
Advocacy & Public Affairs	50,000	50,000	50,000	50,000	50,000
Business Attraction & Promotion	30,000	30,000	30,000	30,000	30,000
Events & Marketing	160,000	160,000	160,000	150,000	150,000
Mobility & Placemaking	95,000	95,000	95,000	90,000	80,000
Subtotal	335,000	335,000	335,000	320,000	310,000
Overheads:					
Salaries	328,000	342,000	355,000	365,000	376,000
Rent & Utilities	40,000	40,000	40,000	40,000	40,000
ICT	20,000	21,000	23,000	24,000	20,000
Accounting/Insurance	18,000	21,000	22,000	23,000	25,000
Other miscellaneous costs	22,500	22,500	22,500	22,500	22,500
BID Levy SLA (DLR)	12,000	12,000	12,000	12,000	12,000
Contingency	52,706	34,706	18,706	21,706	22,706
Subtotal	493,206	493,206	493,206	508,206	518,206
Expenditure total	828,206	828,206	828,206	828,206	828,206
PROFIT/(LOSS)	0	0	0	0	0

* Levy income is based on rateable valuations which may vary during the 5 year term of SBID3

3.4 Calculation of the BID Levy

The BID Levy is **fully tax deductible**

The BID Formula/Calculation is the **same for every levy payer**

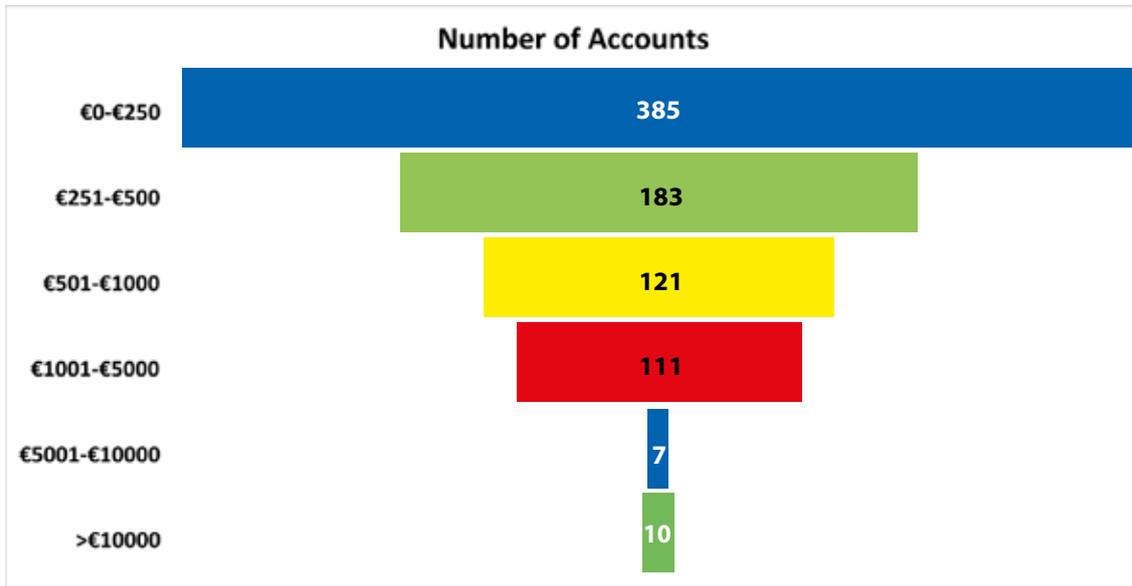
The Formula is:

Rateable Value of Property multiplied by current BID Multiplier (0.0055) = BID Levy

Typical examples based on DLR 2025 Levy

Rateable Value of Property	Commercial Rates Payable 2025	Annual Bid Levy
€5,000	€1,060	€28
€10,000	€2,119	€55
€15,000	€3,179	€83
€20,000	€4,238	€110
€40,000	€8,476	€220
€60,000	€12,714	€330
€80,000	€16,952	€440
€100,000	€21,190	€550
€200,000	€42,380	€1,100
€350,000	€74,165	€1,925
€500,000	€105,950	€2,750
€1,000,000	€211,900	€5,500
€2,000,000	€423,800	€11,000

Statistics of BID Levy



2025 Levy	Number of Accounts	%
€0-€250	385	47%
€251-€500	183	22%
€501-€1,000	121	15%
€1,001-€5,000	111	14%
€5,001-€10,000	7	1%
>€10,000	10	1%

- Over two thirds (**69%**) of the 817 ratepayers* in Sandyford Business District pay a levy of **€500** or less.
- **47%** pay a levy of **€250** or less.
- The BID Levy equates to 2.6% of commercial rates

*Above shows a summary of **817** ratepayers, however there are several hundred companies in the district who are tenants of the above levy payers (it is up to the individual companies to determine if the levy is passed on to the tenant).

3.5 Service Level Agreement (SLA) - schedule which specifies projects and services as provided by DLR that is relevant to the scheme being proposed, hereafter referred to as 'baseline services'.

DLR has provided a list of "baseline service" assurance that will be committed to and delivered by DLR to the SBID3 proponent. This clearly defines the levels of current/existing services that the council provides to the SBID3 area. SBID may decide to provide additional services to augment or complement the baseline services but will not replace these baseline services.

Dún Laoghaire-Rathdown County Council provides the following services to Sandyford Business District

Street and Pavement sweeping:

Sandyford Business Park - Monthly

Stillorgan Business Park - Monthly

South County Business Park – Park not in the charge of DLR and accordingly street and pavement sweeping not provided by DLR, matter for park management company.

Central Park – Park not in the charge of DLR and accordingly street and pavement sweeping not provided by DLR, matter for park management company.

Leopardstown Racecourse – Racecourse not in charge of DLR, comprises private property and accordingly street and pavement sweeping not provided by DLR, matter for the racecourse management company.

Litter Bins:

There are 7 smart litter bins in this area that are emptied as required.

- Blackthorn Road × 2
- Ballymoss Road
- Carmanhall Road junction with Corrig Road
- Outside Leopardstown Racecourse
- Bus stop on Burton Hall Road
- Luas lane's exit point to Brewery Road

Removal of Graffiti and Chewing Gum:

When requested graffiti is removed from public areas, gum removal service not provided.

Roads Maintenance:

Roads Maintenance is proactive in the Sandyford Business Park due to the level of business activity in the area and the large volumes of traffic.

SBD is the location of the depot that is used for maintaining the M50 Motorway - under Transport Infrastructure Ireland (T.I.I.) control.

Roads Maintenance ensure that the roads are kept safe and the traffic cameras assist with this particularly in bad weather / emergencies etc.

Roads Maintenance will continue to monitor the roads and footpath condition and carry out repair works as necessary.

All the other roads are rated as satisfactory at present.

The main roads in the area are included on a winter gritting schedule and gritting is carried out as required.

Public Lighting:

Sandyford Business Park and Stillorgan Business Park are inspected every two weeks and necessary repairs carried out.

In South County Business Park, only the lighting on the new roads is maintained, the running costs are covered by the Public Lighting section and the area is inspected every two weeks.

Road Signage:

Changes to signage are made as required during footpath, cycle and road upgrade and restoration works.

Water:

There are no Irish Water plans to upgrade the infrastructure in the Sandyford area. Infrastructure installed under the recently completed Sandyford High Level Scheme completed the local network to facilitate the medium term development of the Sandyford/Stillorgan area.

However, Irish Water has plans in the proposed investment plan to secure water supplies in the Dublin Region (The "Shannon" Project) and more specifically in the southern part of DLR (New Vartry Water Treatment Works and other works).

Surface Water:

Surface Water is still under the control of DLR. General maintenance of the surface water network is carried out on a yearly basis or as circumstances dictate.

The Sandyford/Stillorgan area is within the Carysfort/Maretimo catchment area. The Sandyford Urban Framework Plan (SUFPP) sets out the vision for the area and includes significant requirements in relation to the management of Surface Water. These requirements will be reflected in planning conditions on proposed developments in the area.

Maintenance of Public Spaces:

All of SBD's grass/public open spaces are maintained by DLR's landscape contractors. In practice, grass is cut every 10/12 days during the growing season.

DLR maintain all trees in the Public Realm.

DLR have continually made improvements to this area including natural planting at Burton Hall Road and intend to continue to do so as the opportunity arises.

DLR will continue to maintain some of the playing facilities at Naomh Ólaf's which were drained/improved a number of years ago.

Bring Centres:

DLR operates two Bring Centres within the area, one on Carmanhall Road, and one on Bracken Road.

Public Realm:

Monna smart solar powered cycling/charging bench provided. The Monna bench is located at the corner of Carmanhall Road/Blackthorn Road.

Economic Development:

Lean Business Training

DLR, in co-operation with SBID, supports businesses to develop Lean business tools and techniques.

Lean business training helps businesses to:

- Increase revenue through more efficient processes
- Improve customer experience and increase loyalty
- Reduce costs and remove waste
- Decreasing lead times
- Engage employees and improve morale

Up to 15 companies in the SBD area will undertake the Lean programme at any one time. The training/ mentoring programme will introduce Lean concepts and give the companies an understanding of the significant benefits that Lean thinking can provide for businesses.

Each participant will benefit from one-to-one mentoring as part of the programme and will be encouraged to complete a specific improvement project in their company supported by a Lean consultant. This will be a heavily subsidised program to encourage participation.

Mentoring Programme in Financial Literacy

Beginning in June 2021 DLR offered a special mentoring programme to selected companies in the district to increase their financial literacy in partnership with SBID. This new mentoring programme supports companies for an extended period of 6 months to strengthen their strategic financial capabilities (a skill that has been identified by the OECD being generally weak in Irish SMEs). This is a heavily subsidised program to encourage participation.

LIFT Ireland

The Leadership program Lift Ireland (www.liftireland.ie) - 'Leading Ireland's Future Together' - is sponsored by DLR with a strong programme underway in the district in partnership with SBID. The programme is very time efficient and contributes significantly to creating a positive company culture. This helps companies to attract and retain talent and generally benefits participating organisations.

Vision

The vision of Sandyford BID CLG trading as Sandyford Business District is to continue to develop the area as:

- a world class destination in which to work, reside and visit.
- a vibrant community of businesses and residents which has a unique identity.
- a place where living, working, visiting and spending leisure time is a positive experience.

Mission

To attract investment, promote and support businesses, improve the environment and deliver value to all levy payers in Sandyford Business District with the key objectives detailed overleaf for delivery by Sandyford BID CLG, its task forces and stakeholders under the following pillars:

ADVOCACY & PUBLIC AFFAIRS

BUSINESS ATTRACTION & PROMOTION

EVENTS & MARKETING

MOBILITY & PLACEMAKING

4. Overview of Current BID Scheme 2022 to 2026 (SBID2)

A message from Ger Corbett, CEO



“Over recent years, Sandyford Business District has gone from strength to strength, building a dynamic ecosystem of over 1,000 companies, developing international partnerships, and attracting world-class investment and talent to the district. We have created a unified voice for the district, secured significant progress on placemaking and business support initiatives, and positioned this area as a world-class business district, and as a hub of innovation and growth in Ireland.

As we look ahead to 2026 and the renewal plebiscite, our focus is on consolidating that success, deepening collaboration with local and international partners, and continuing to deliver the conditions for businesses to thrive in the district.”



Pictured: Ger Corbett presents Sandyford Business District's pre-budget submission for 2024 to Minister for Finance Paschal Donohoe.

Advocacy & Public Affairs

Overview

SBID plays a vital role in representing one of Ireland's most dynamic business communities. With a mix of innovative SMEs and global multinationals, SBID drives employment, investment, and innovation - not only for the district but for the wider Dublin region. To ensure the area continues to thrive, strong advocacy and public affairs must continue to be at the centre of the company's mission.



Pictured left to right: Ger Corbett CEO SBID, Minister Neale Richmond, and Lahcen Mahraoui, Ambassador of the Kingdom of Morocco

SBD's businesses face complex and evolving challenges - rising costs, skills shortages, infrastructure pressures, and the transition to a low-carbon economy. Many of these issues can only be addressed through policy and strategic engagement with Government, local authorities, and state agencies. By leading a coordinated advocacy effort, SBID can amplify the collective voice of its members, ensuring that national and local policy reflects the realities of operating in the district.

Pre-Budget Submission 2026

SBID's Pre-Budget Submission - 'Fuelling Growth through Innovation and Infrastructure Delivery' - sets a clear precedent for this: it articulates the priorities of businesses in areas such as transport investment, sustainable mobility, digital infrastructure, talent development, and support for innovation and growth. Building on that momentum, SBID continues to position itself as the trusted, evidence-based voice of the district - one that government listens to when shaping policy.



Pictured left to right: Ger Corbett and Deputy Shay Brennan TD

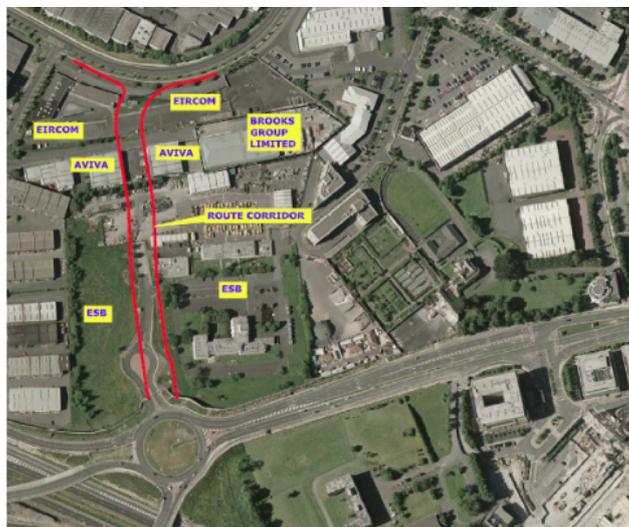
For SMEs, this means having a champion that can cut through bureaucracy, influence funding supports and help create a more competitive environment. For multinationals, it means reinforcing the district's status as a premier business location with world-class infrastructure, sustainable mobility, and a supportive local ecosystem.

By investing in advocacy and public affairs, SBID ensures that both small and large enterprises benefit from a business environment shaped not by chance, but by shared vision and informed influence.

Advocacy for improved infrastructure

SBID continues to advocate for delivery of improved Infrastructure and the following two key projects will be delivered in 2026:

- Construction of a new road link between the existing signalised roundabout at M50 Junction 14 and Blackthorn Road:
- A link from the new road above to the existing cul-de-sac at Arena Road
- Replacement of the signalised roundabout at Junction 14 with a signalised junction
- Provision of a new signalised junction on Blackthorn Road
- Improvements to pathways, cycleways, and crossings and improvement of lighting and the local public realm.



Proposed route re Junction 14

Engagement

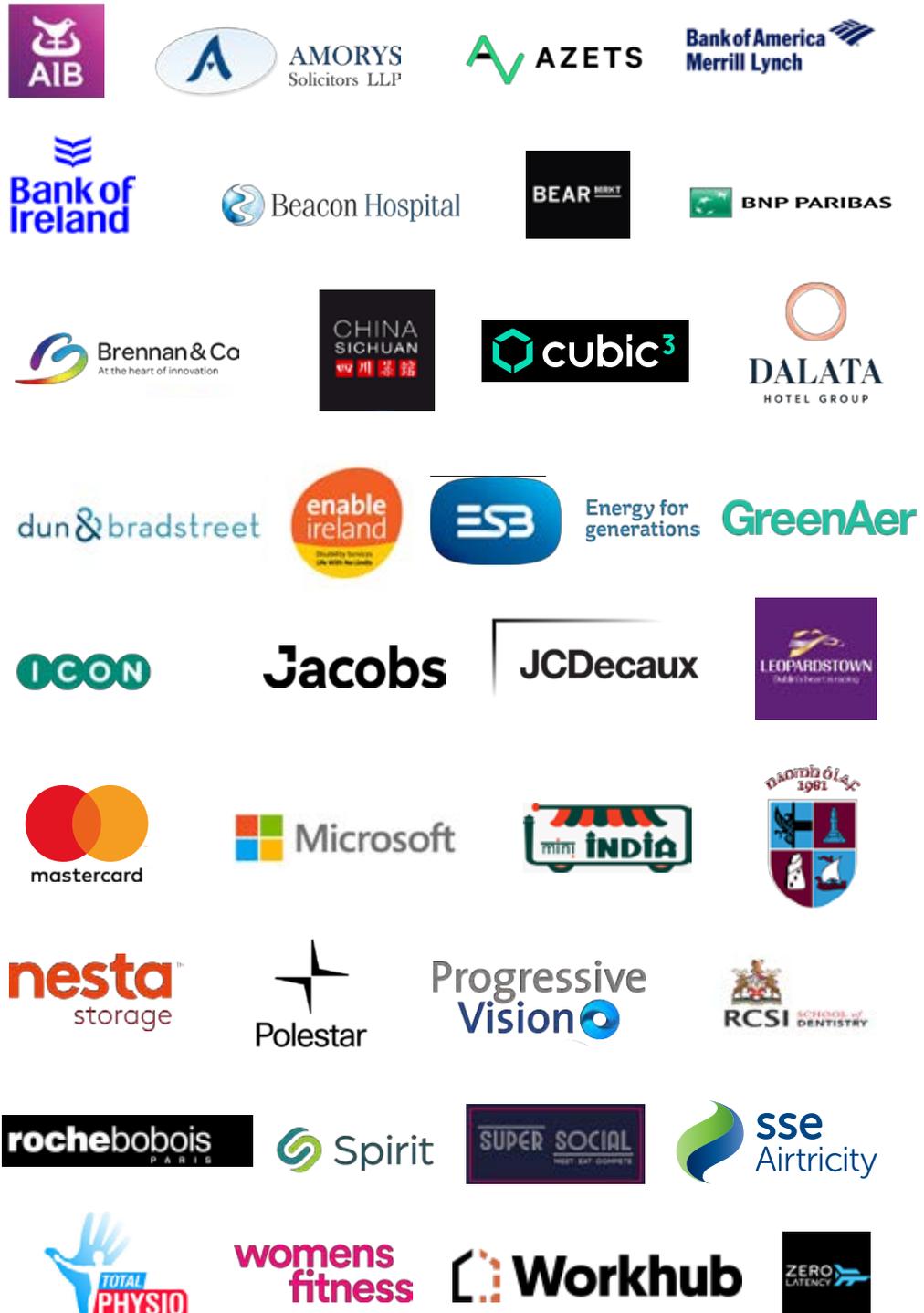
DLR's Leadership Team engages regularly with SBID's Executive and Infrastructure Task Force members as part of an ongoing strategic engagement process. These meetings serve as a vital platform for collaboration, ensuring alignment between organizational objectives, infrastructure priorities, and long-term development strategies. Through open dialogue and joint decision-making, the sessions promote transparency, accountability, and shared understanding among all stakeholders.

This regular engagement also facilitates proactive planning, enabling the identification of emerging challenges, opportunities for innovation and 'quick-wins', and areas where coordinated action can drive greater efficiency and community benefit. This consistent and structured communication ensures that infrastructure initiatives are guided by informed leadership and aligned with broader organisational and regional goals.

In addition to this engagement, SBID is also represented on three DLR Strategic Policy Committees (SPCs) Climate Action; Economic Development, Enterprise & Marine, and Planning. This representation ensures that SBID plays an active role in shaping policy development across these key areas. Participation in these SPCs allows the organisation to contribute its expertise, influence strategic direction, and ensure that local priorities and economic interests are effectively reflected in policy decisions. This multi-level engagement further reinforces SBID's commitment to collaborative governance, sustainable growth, and innovation-driven development.

Business Attraction & Promotion

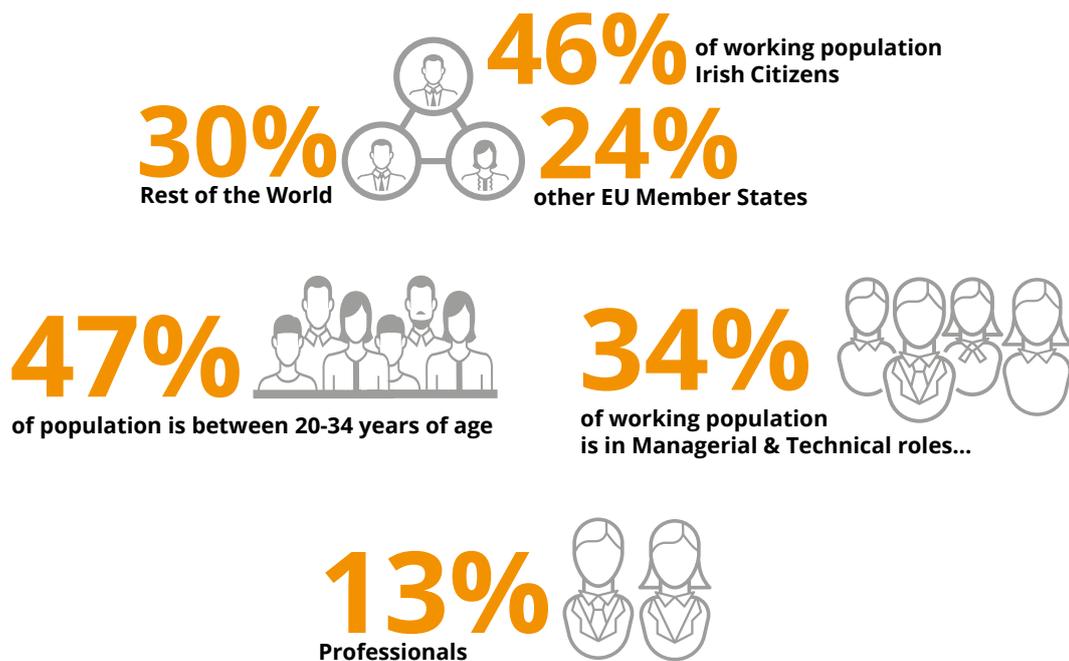
Over 1,000 companies (including 13 in the Fortune 500) with 26,000 employees are based in Sandyford Business District which continues to grow and attract new investment.



Business Clusters



Diverse, Skilled Workforce



Digital Twin for Sandyford Business District

Purpose

The Digital Twin of SBD in collaboration with DLR is being developed to give everyone - residents, businesses, planners, utility providers, and local authorities - a shared, data-driven view of how the district works. It's a living digital model that reflects the real world in real time, showing buildings, roads, green spaces, energy systems, and other infrastructure in one accessible 3D-enabled platform.

Rationale

The district is growing fast, and with that growth comes challenges: traffic congestion, new developments, infrastructure maintenance, and sustainability goals. Today, much of the information about what is above and below ground is stored in separate systems or paper plans. This makes coordination difficult and increases the risk of delays, cost overruns, or accidental damage during works.

A Digital Twin will assist by bringing everything together. It enables smarter, faster, safer decisions across the district. Instead of working in isolation, organisations can use shared, up-to-date information. Residents and businesses benefit too through better planning, reduced disruption, and improved services.

Key reasons why the Digital Twin matters

1. Better coordination: Everyone involved in planning, construction, and maintenance will have access to the same information, reducing clashes and confusion.
2. Fewer disruptions: By visualising utilities, transport routes, and ongoing works, we can plan activities that minimise road closures and service interruptions.
3. Faster decision-making: Planning and permitting can be reviewed in days instead of weeks with all data available in one place.
4. Improved safety: Knowing what is underground reduces risks for workers and the public.
5. Sustainability: Data on transport, buildings, and the environment helps track emissions and support climate goals.
6. Transparency: A public-facing version will let people see how their area is changing and understand the decisions being made.

Underground cables included in the next phase

In the first phase, the Digital Twin focuses on above-ground features - buildings, roads, green spaces, traffic, and environmental data. But what is beneath the surface is just as important.

The next phase will map underground electrical and communications cables. This is crucial because:

- It helps prevent accidental cable strikes during construction or maintenance.
- It supports better planning for new EV chargers, renewable connections, and digital infrastructure.
- It enables emergency services and utility providers to respond faster when there's an outage or fault.
- It makes it easier to coordinate street works, saving time and money for businesses and residents alike.



Pictured: Ger Corbett demonstrating Sandyford Business District's Digital Twin.

The bigger picture

The Digital Twin isn't just a 3D map – it is a foundation for smarter urban management. It will evolve over time, adding new layers and insights to support everything from sustainability to economic growth. The inclusion of underground cables in the next phase, will complete the picture making SBD one of the most digitally connected and efficiently managed business districts in Ireland.

European Association of Business Innovation Districts (EABID)

What is EABID?

The European Association of Business Innovation Districts (EABID) is a new, pan-European initiative designed to unite leading Innovation Districts (IDs) across Europe under one collaborative framework. It aims to strengthen Europe's innovation ecosystem, enhance competitiveness, and champion sustainable, inclusive economic growth.

EABID will serve as the collective voice and action platform for European Innovation Districts enabling collaboration, sharing of best practices, and policy advocacy at both EU and national levels. It will connect business, academia, government, and communities to accelerate innovation and prosperity across Europe.

Why EABID Matters Now

Europe faces an urgent challenge: declining competitiveness, fragmented innovation ecosystems, and rising global competition from the US and Asia. As highlighted in the Draghi Report on Europe's Competitiveness (2024), Europe must urgently improve innovation productivity, invest in technology sovereignty, and reduce barriers to cross-border collaboration.

EABID responds directly to this call by:

- Building a network of premier Innovation Districts to scale knowledge and innovation impact.
- Creating a structured European innovation framework that fosters collaboration, not duplication.
- Strengthening Europe's economic, social, and sustainability performance through place-based innovation.
- Providing a collective European voice to influence policy, funding, and global positioning.

Why Sandyford Business District is a Co-Founder

As Ireland's leading Innovation and Business District, SBD is uniquely positioned to help shape EABID's direction and identity from the outset.

1. Leadership

By co-founding EABID, SBID demonstrates European leadership and reinforces both Dublin and Ireland as a hub of sustainable innovation and enterprise.

2. Influence on European Policy and Practice

Founding members will help define the governance, content agenda, and operating model for EABID, ensuring that Ireland's priorities - including digital transformation, green transition and SME innovation - are embedded in European collaboration frameworks.

3. **Collaboration and Competitive Advantage**

Through EABID, SBD gains direct access to peer innovation districts across Europe, opening doors to partnerships, joint funding bids, and shared best practices. This collaboration accelerates SBD's own evolution as a "premier innovation district".



Pictured: European partners, political representatives, and invited guests at the launch of the European Association of Business Innovation Districts (EABID).

Economic and Reputational Impact

Being a co-founder positions SBD at the forefront of Europe's innovation narrative, enhancing its ability to attract investors, talent, and sustainable enterprises while strengthening Ireland's innovation brand internationally.

Partnerships

SBD is Ireland's largest and most dynamic business innovation district - home to over 1,000 companies and 26,000 employees. Its success, however, depends not only on physical infrastructure and location but on the strength of its relationships.

True innovation thrives in ecosystems — where universities, entrepreneurs, corporates, local government and international peers work together toward shared goals. For SBD, strategic partnerships are the foundation of its evolution into a premier innovation district and its leadership role as a co-founder of the European Association of Business Innovation Districts (EABID).

Each partnership strengthens a critical dimension of SBD's innovation ecosystem: talent, research, enterprise, governance, global connectivity, and leadership. In SBID3, partnerships will continue to be a core area of focus – see current partnerships detailed on following pages.

MOU with IADT

The Dún Laoghaire Institute of Art, Design and Technology (IADT) is one of Ireland's most distinctive higher education institutions, with a reputation for excellence in creative arts, digital media, entrepreneurship, and innovation. Its proximity to SBD provides a natural bridge between academic creativity and commercial innovation.



Pictured left to right: Back - Ger Corbett, Cllr. Lettie McCarthy, David Smith; Front - Gerard Corcoran and Josephine Browne.

SBID's partnership with IADT focuses on building a shared innovation pipeline that links the next generation of graduates directly into real-world business environments. Through joint programmes, student-industry placements, and creative entrepreneurship accelerators, SBID and IADT are fostering a new model of collaboration where education, research, and enterprise converge.

This relationship also underpins the company's ambition to develop a Creative and Digital Innovation Corridor between Dún Laoghaire, IADT, and Sandyford Business District. By aligning academic strengths with business needs - in areas such as design thinking, user experience, media production, and sustainability innovation - the district ensures a steady flow of creative talent and ideas.

Strategic impact:

- Builds Ireland's strongest local-to-business creative innovation link.
- Embeds digital, design, and creative capability in SBD companies.
- Enhances SBD's positioning as a hub for the creative-digital economy.



MOU with IMI

The Irish Management Institute (IMI) is a national leader in Ireland's executive education and organisational transformation. Its expertise in leadership, innovation management, and strategic capability building is fundamental to sustaining growth within SBD's business community.

Through its partnership with IMI, SBID is encouraging a culture of continuous learning and innovation leadership among its stakeholders - from SMEs and startups to large corporates and public partners. Bespoke training, leadership development programmes and executive education initiatives help district leaders adapt to rapid technological and economic change.

IMI's focus on innovation governance, digital transformation, and strategy execution complements SBID's broader goals under EABID - ensuring that district leaders have the mindset, tools and capabilities to manage complexity and drive performance.

Strategic impact:

- Strengthens the leadership and management capacity of SBD organisations.
- Promotes innovation capability and adaptive culture across the district.
- Reinforces SBD's reputation as a learning, future-ready business ecosystem.



MOU with NovaUCD and dlr Economic Department

NovaUCD, the centre for new ventures and entrepreneurs at University College Dublin (UCD), is Ireland's foremost innovation and startup ecosystem. It connects world-class academic research with the commercial sector, supporting over 60 active startups and spinouts.

For SBID, partnering with NovaUCD creates a direct connection between academic research, emerging technologies, and market-ready innovation. This partnership fosters collaboration between the district's established enterprises and NovaUCD's emerging ventures in fields such as Fintech, MedTech, Climate-tech, and AI.

Through co-created innovation challenges, mentorship exchanges, and spin-out support, SBD facilitates an applied testbed for innovation, where new technologies can be trialled, validated, and scaled. This connection also enables SBD to position as the preferred landing zone for UCD-born companies seeking to commercialise ideas close to Dublin's technology corridor.

As the local government authority, DLR's Enterprise and Economic Development Department plays a central role in the long-term growth and sustainability of SBD. The collaboration between SBID and DLR represents one of Ireland's most advanced public-private partnerships in place-based economic development.

Together, they are co-designing the policies and infrastructure that will shape the district's future including sustainable transport systems, digital infrastructure, green public spaces, and mobility innovation. The council's strategic support ensures that SBID's ambitions align with wider county and national economic goals.

This trilateral partnership provides a framework for business support programmes, skills development initiatives, and investment promotion campaigns, enhancing the district's attractiveness to global investors and local SMEs alike. It ensures that SBD evolves as a model of inclusive growth, where community, commerce, and sustainability coexist.

Strategic impact:

- Strengthens the innovation pipeline between academia and enterprise.
- Attracts high-growth startups to locate and scale in SBD.
- Creates opportunities for joint R&D and innovation-led funding.
- Aligns district growth with regional and national economic strategies.
- Delivers shared infrastructure and business support initiatives.



MOU with Casablanca Finance City

Casablanca Finance City (CFC) is Africa's leading financial and innovation hub, strategically positioned as a gateway between Europe and Africa. Recognised by the OECD and the World Bank, CFC promotes sustainable finance, entrepreneurship, and international cooperation.

SBID's partnership with CFC represents a unique transcontinental collaboration — connecting Dublin and Casablanca as twin hubs of innovation, finance, and sustainability. Together, they can foster joint business missions, knowledge-sharing on regulatory innovation, and collaborations around green finance, fintech, and climate adaptation.



Pictured left to right: Ger Corbett and Said Ibrahim in Casablanca Finance City (CFC), Morocco

In a world increasingly defined by interdependence, this relationship extends SBD's influence beyond Europe, aligning it with emerging markets and global south innovation leaders. It demonstrates Ireland's willingness to engage internationally in shaping ethical, sustainable economic development.

Strategic impact:

- Builds international collaboration channels between Europe and Africa.
- Promotes SBD as a global-facing innovation district.
- Opens opportunities for investment, talent exchange, and market access.

MOU with Silvota Industrial Area

Silvota Industrial Area, located in Asturias, Spain, is a flagship European example of an industrial innovation zone that has successfully transitioned toward sustainability, digitalisation, and smart cluster governance. Its transformation from a traditional industrial park to a smart, circular economy-driven district offers critical lessons for SBD as it matures into a European innovation district.

Through EABID, SBD's collaboration with Silvota provides a peer-to-peer learning platform for management models, energy transition strategies, circular economy practices, and SME competitiveness tools. Both areas share common goals: supporting business growth, modernising infrastructure, and embedding sustainability into daily operations.



Pictured: Ger Corbett and Greg Brennan in Silvota Industrial Area.

This partnership also opens the door to joint European project participation- for example, in Horizon Europe, Interreg, or the European Innovation Ecosystems programme enabling co-funded research, mobility exchanges, and pilot initiatives that advance green and digital transition goals.

Strategic impact:

- Provides a live European benchmark for innovation district management.
- Enables joint EU-funded initiatives and shared innovation metrics.
- Strengthens SBD's European credibility as an early mover and thought leader.

Events & Marketing

Corporate & Networking Events

Since forming in January 2017, the company has hosted over 100 events to date and remains committed to continuing these initiatives in the coming years, further enhancing its role in informing, advising, and most importantly connecting businesses.

- Annual Executive Lunch • Annual Innovation Summit • Annual Golf Outing
- Business Networking Events • Sector Networking Events
- Strategic Networking Group Events • TD and Councillor Briefing Sessions



Pictured: An Cathaoirleach, Cllr. Jim Gildea, Minister for Enterprise, Tourism and Employment, Mr. Peter Burke, Maeve O'Connell T.D with the board of Sandyford Business District during the Third Annual Executive Lunch.

At Sandyford Business District's Third Annual Executive Lunch, Minister for Enterprise, Tourism and Employment Peter Burke TD presented the *Contribution to the District Award* to James O'Connor, Microsoft Ireland Site Leader & Corporate Vice President, in recognition of Microsoft's sustained investment and impact on the local and national economy in 40 years in Ireland.



Pictured left to right: James O'Connor presented with the Contribution to the District Award by Minister Peter Burke.



Innovation Summit 2024: The Roadmap to Ireland's Premier Innovation District



SBD stands at a unique inflection point – ready to lead as Ireland's premier innovation district. It's growth to date has resulted in a diverse economic base with over 1,000 companies, 26,000 employees, and growing residential and educational communities. SBD has the space, and already boasts the scale, talent, and connectivity to drive the next era of growth for the region. Recent years have seen sustained investment in state-of-the-art office space and digital infrastructure, positioning the district as an attractive hub for both Fortune 500s and dynamic SMEs across multiple sectors.

The November '24 Innovation Summit, in collaboration with DLR, built a fresh ambition and a collective roadmap for SBD to become a truly European exemplar of innovation – a 'premier innovation district' – pragmatically built on proven four pillars of systemic innovation, and delivering an actionable roadmap focusing local effort on transforming mobility, fostering circular economy, championing social innovation, and accelerating digitalisation. All built collaboratively by bringing together key local stakeholders, with national leaders, and a smattering of European political and business district leaders. SBD is showcasing its capacity to convene, inspire, and more importantly, implement forward-looking initiatives. Game-changing moves, such as developing a district-wide digital twin, pioneering green infrastructure, and active contributions to innovative EU partnerships and projects like CircularPSP, are already underway.

All this represents solid local operational foundations on which to build and capture the wealth of future opportunities.

SBD's potential for impact reaches well beyond its locality. Its formative role in launching the European Association of Business Innovation Districts (EABID) is already shaping the pan-European dialogue. EABID will provide SBD with access to best practices, support the growth (locally and internationally) of local SMEs, extend the involvement in and benefits of partnering in EU-funded innovation programmes, advocate for policies that will strengthen regional competitiveness and social inclusion, and strengthen the Irish bridge between other macro regions and Europe (notably the US market). This will offer economic benefits for local and international businesses and investors.

The foundations are laid, the superstructure is designed, and building continues. Some stand-out early steps are essential: the realisation of managed 'innovation in action' by creating a truly effective innovation campus; a complementary scale-up fund to unlock new investment and grow successful local start-ups; strengthening the core team and deepening its support and impact for member businesses; evolving the district's governance model to serve 'premier' ambitions.

SBD's vision is clear. With collective support it will become a leading example of how strategic investment, innovation, and European collaboration build cities and districts where business and society flourish.

(An objective contribution from the Innovation Summit & EABID expert)

Community Events

Each year, SBID hosts an array of community events which are well known and enjoyed by local residents, businesses, and employees. These events aim to uplift, connect, and bring people together to make the district a welcoming and inclusive place to live, work, and visit.



Pictured: The Dublin Symphony Orchestra performing at SBD's Culture Night 2025.

- Charity Fun Walk in Leopardstown Racecourse • Community Clean Up Events • Culture Nights
- Family Events at Easter, Halloween & Christmas with visit by Santa
- Programming: outdoor lunchtime music, entertainment etc.
- Sandyford 5k Run • Wellness Week



Pictured: Events at Wellness Week 2025.

Marketing

Business Supports

Promoting value through tangible business supports and economic activity in SBD is a key focus of the company with the following supports to reinforce the benefits of belonging to a thriving, supported business community.

Communication

SBID is committed to championing businesses across all four business parks in the district - offering free promotion through fortnightly e-newsletters and the digital sign on Ballymoss Road.

- **SBID's Business Directory** is the only free and exclusive listing for businesses located within the district, helping to connect and highlight local enterprises.
- **SBID's** ongoing campaigns, including **'Spend in Sandyford'** and the popular **'Spotlight on Sandyford Business'** series, successfully promote local businesses and drive engagement.
- The fortnightly **'In the Loop'** e-newsletter reaches businesses, employees, and residents across the district, featuring:
 - Business support information
 - Upcoming events and news
 - Business promotions
 - Free advertising opportunities for local businesses
 - Job vacancies and properties for sale/rent

SBID's initiatives, events, and campaigns are amplified through a powerful multi-channel approach, reaching audiences via:

- Social media channels with an engaged digital community exceeding more than 7,000 followers (Instagram, Facebook, LinkedIn, X)
- Fortnightly 'In the Loop' e-newsletter
- Website
- Dynamic Digital Signage on Ballymoss Road
- Pavement Signs



Pictured: Digital sign located at Ballymoss Road.

Spend in Sandyford Campaigns



Support your local economy. Think local. Spend in Sandyford.

SBID launched the **'Spend in Sandyford'** campaign to champion local businesses and promote community-driven economic growth. The goal is simple - encourage companies in the district to source more of their goods and services locally. If each company spent just €10,000 more per year locally, it would boost the local economy by €10 million.

Spotlight Series



The **'Spotlight on Sandyford Business Series'** is an ongoing campaign that features one business from the district every two weeks. Each profile highlights the company's story, services, and people offering insight into the diverse range of talent and innovation within SBD. In addition to the fortnightly features, the campaign includes regular updates, behind-the-scenes looks, and opportunities for businesses to connect, collaborate, and gain visibility in the wider community. It's all about celebrating local success and building a stronger business network – one story at a time.



'Work a Day in My Shoes'

This initiative, launched in September 2025, is an exciting ongoing series in which SBID's CEO spends a day shadowing a local business. The aim of this initiative is to get to know businesses of all sizes in the district on a deeper level, from their everyday challenges to bigger issues they face. This has given the company a unique opportunity to explore how businesses can be better supported and collaborated with, ultimately building stronger connections across the business community.

Pictured left to right: Killian Stafford, Founder of Killian's Coffee with Ger Corbett

Mobility and Placemaking

Mobility



To support the continued growth, accessibility, and sustainability of SBD, a comprehensive enhancement of public transport capacity and active travel infrastructure is essential. Increasing the frequency and coverage of bus routes - particularly those linking the district with surrounding residential communities, regional centres, and major interchange nodes - will strengthen connectivity across the county and reduce reliance on private car travel. Simultaneously, measures to increase LUAS capacity, including additional carriages and higher service frequency during peak hours, will be critical to accommodating rising passenger volumes and improving the reliability of the network.

In parallel, the deployment of Smart e-bike infrastructure, integrated within a county-wide Mobility-as-a-Service (MaaS) platform and supported by strategically located docking and charging stations, will provide an efficient, low-emission, first-and-last-mile solution that complements existing public transport services. These initiatives will collectively create a resilient, multimodal mobility ecosystem, improving accessibility, reducing congestion, and advancing DLR's transition to a climate-resilient, low-carbon transport network.

Building upon these enhancements, active travel connectivity must remain a central pillar of the district's mobility vision. The delivery of a comprehensive network of high-quality walking and cycling corridors, seamlessly connected to public transport nodes, employment areas, and green infrastructure, will promote sustainable travel while enriching the urban environment.

These corridors should incorporate biodiverse planting, green buffers, and sustainable urban drainage systems (SuDS) to enhance amenity value, visual quality, and environmental performance. Integration of the smart e-bike network within this active travel framework—complemented by digital wayfinding, real-time travel information, and secure parking—will encourage greater uptake of micromobility options.

By prioritising people-focused design, integrated mobility, and smart infrastructure, DLR can position SBD as a model of sustainable urban movement - demonstrating how technology, connectivity, and green design can converge to deliver a smart, inclusive, and low-carbon mobility future for the region.

Placemaking

Placemaking refers to creating a sense of place, character and identity for an area. Both are key to the future success of the Plan Area – for the creation of a successful and vibrant employment hub that will compete internationally and attract a high-quality workforce talent as well as quality livable neighbourhoods.

The SUFP sets out an approach for public realm and the Plan to date has resulted in a number of public realm and open space upgrades, including Blackthorn Park, Bracken Road Green Space, Central Park Public Plaza and Sandyford Central Walkway, to create a more liveable neighbourhood for workers and residents. The existing Plan also identifies a location for a new civic park on the corner of Corrig Road and Carmanhall Road. This will improve the public realm, as well as adding much needed recreational facilities.

Pictured: Newly installed table tennis and chess tables in Bracken Road Pocket Park and Overend Park.



Pictured: Fountains in Overend Park.



Pictured: Blackthorn Park playground.



Pictured: Picnic benches and canopies in Bracken Road Pocket Park

CIVIC PARK

The IB-Green Project, co-funded through the European Union's Interreg Programme, represents a transformative partnership between DLR and SBID. This collaboration embodies a shared commitment to advancing sustainable urban regeneration, climate resilience, and smart mobility innovation within one of Ireland's most dynamic economic centres.

As part of this initiative, Sandyford Civic Park on Corrig Road has been designated as a flagship demonstration site - showcasing how green infrastructure, digital technology, and inclusive design can come together to create a vibrant, climate-adaptive public space.



Pictured: Draft design of the proposed Civic Park commissioned by dlr

The project will deliver biodiverse landscapes, energy-efficient lighting, and integrated digital infrastructure, supporting both community wellbeing and environmental performance. Smart mobility features - such as e-bike docking, wayfinding technologies, and links to the wider active travel and public transport network - will reinforce the park's role as a central node within the emerging Smart Sandyford mobility ecosystem. Through the IB-Green partnership, DLR and SBID are positioning Sandyford Civic Park as a living laboratory for sustainable innovation, aligned with the European Green Deal, Ireland's Climate Action Plan, and the county's broader Smart District vision.

Above is a draft design of the proposed Civic Park commissioned by DLR based on retaining one building to harvest rainwater and provide cover for some of the sports facilities being considered.

The ongoing upkeep and maintenance of the SBD area are vital to preserving the high standards expected by both the SBID's Executive and the Board. Regular maintenance not only enhances the visual appeal of the district but also ensures that the area remains safe, accessible, and welcoming for businesses, employees, and visitors alike.

Public Realm



Sustaining the quality of the public realm reflects the district's commitment to excellence and plays a key role in attracting and retaining investment in the area. It demonstrates that SBD continues to operate as a well-managed, forward-thinking business district.



Pictured: SBID's Facilities Manager Brendan Gaffney.

In recent months, several maintenance initiatives have been undertaken to improve the environment and infrastructure across the district. Examples include:

- Public space enhancements: Cleaning and refurbishment of pedestrian walkways and communal areas to maintain a professional and inviting atmosphere.
- Landscaping and greenery upkeep: Regular pruning, replanting, and seasonal planting programmes to keep green areas vibrant throughout the year in collaboration with DLR.
- Street furniture repairs and upgrades: Replacement of worn signage, benches, and lighting to ensure functionality and visual consistency.
- Waste management improvements: Increased litter picking which is a major part of keeping the district clean.

The SBID team continues to monitor the area closely and respond promptly to any emerging maintenance issues. This proactive approach ensures that the district remains a model of quality urban management and a desirable location for businesses and the wider community.



Pictured: examples of the work Brendan carries out around the district on a daily basis.



The flower planters pictured are strategically positioned at all five primary entrances and exits surrounding in the district, serving as both aesthetic and functional boundary markers for the area. In total, eleven planters have been installed, evenly distributed to enhance the visual appeal and define the perimeter of SBD. These planters contribute to the overall landscaping design by providing a welcoming atmosphere, reinforcing the district's identity, and creating a natural separation between pedestrian pathways and vehicular access points.

Pictured: Specially commissioned flower planter installations, strategically located at each of the 5 entry and exit points around the district.

NEW MURAL

In collaboration with DLR, the artist has created the mural pictured below, a vibrant and contemporary visual representation celebrating SBD's unique identity. The mural captures the spirit of the area through a dynamic blend of colour, geometry, and locally inspired imagery, symbolising the connection between business, innovation, community, and the urban environment.



Pictured: The new mural.

A closer look at the mural reveals several design elements that reference SBD's distinctive character. The Luas tram signifies accessibility and sustainable transport, highlighting the district's key role as a well-connected urban hub. The modern buildings and cranes represent ongoing development and the area's reputation as a centre for enterprise, technology, and growth. The inclusion of green spaces and trees reflects DLR's commitment to environmental stewardship and the integration of nature within the urban landscape.

Abstract shapes and patterns within the design evoke themes of connectivity, innovation, and diversity, resonating with the dynamic mix of residents, workers, and businesses that define the district. The bold typography and the use of bright, forward-pointing arrows further symbolise momentum, progress, and a collective vision for the district's continued evolution.

This mural not only enhances the visual environment but also serves as a cultural landmark - a creative expression of SBD's transformation into a vibrant, sustainable, and forward-thinking district. Through this collaboration, dlr and the artist are reinforcing a shared commitment to placemaking, community engagement, and the celebration of local identity through public art.

NEW 'SANDYFORD' LETTERING



Pictured: Planned 3D letters for installation at Stillorgan LUAS stop.

In collaboration with DLR, new 3D letters in white fiberglass weave on an aluminium and steel structure are being installed adjacent to the LUAS line at the Stillorgan Luas Stop. Each letter is 1.5metre in height and the overall length is 13 metres. LED colour-changing lights are installed inside the individual letters.

Vision

The vision of Sandyford BID CLG trading as Sandyford Business District is to continue to develop the area as:

- a world class destination in which to work, reside and visit.
- a vibrant community of businesses and residents which has a unique identity.
- a place where living, working, visiting and spending leisure time is a positive experience.

Mission

To attract investment, promote and support businesses, improve the environment and deliver value to all ratepayers in Sandyford Business District with the key objectives detailed overleaf for delivery by Sandyford BID CLG, its task forces and stakeholders under the following pillars:

ADVOCACY & PUBLIC AFFAIRS

BUSINESS ATTRACTION & PROMOTION

EVENTS & MARKETING

MOBILITY & PLACEMAKING

In addition to maintaining its focus on the four pillars above, SBID3 will place a strategic emphasis on Dún Laoghaire-Rathdown County Council's new *VISION FOR SANDYFORD* in its review of the Sandyford Urban Framework Plan.

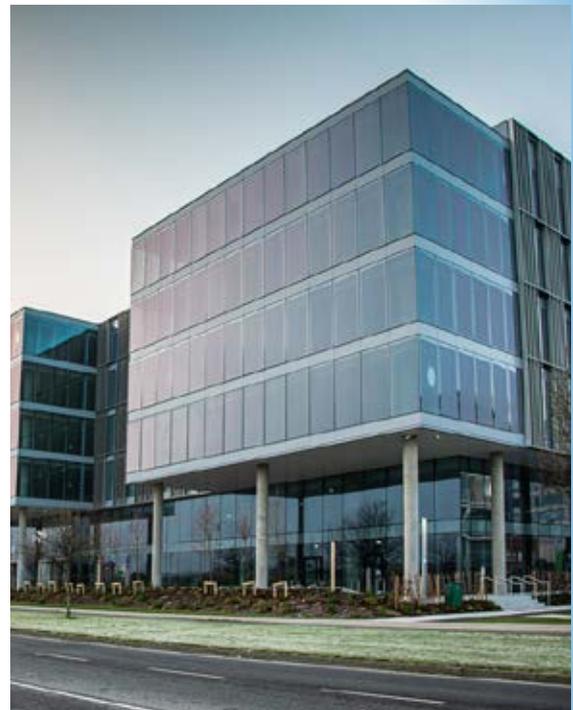
5. Objectives of Renewed BID Scheme 2027 to 2031 (SBID3)

A message from Greg Brennan, Chairperson



“Exciting opportunities lie ahead for Sandyford Business District, including strategic infrastructure projects which will benefit employees, leaders, and residents in the local area. For instance, the planned redevelopment and upgrades of Junction 14 will significantly improve traffic bottlenecks and accessibility to the district.

We are also committed to growing the residential community in the district so more people can live close to where they work, while expanding green spaces and supporting biodiversity to create a healthier, more sustainable district. With these investments, Sandyford Business District is well positioned to realise its full potential as a leading European hub for business investment and a great place to work, live and visit.”



Pictured: Termini Building

Advocacy and Public Affairs

SBID will continue to act as the collective voice of the district, representing the interests of over 1,000 companies - from innovative SMEs to global multinationals - on the national and regional stage.

Building on the Pre-Budget Submission, SBID will strengthen engagement with Government, DLR, and state agencies to influence policy on key priorities such as transport investment, sustainable mobility, digital infrastructure, talent development, and business competitiveness.

Advocacy ensures that the realities of doing business in SBD are reflected in public policy. For SMEs, this means better access to supports and reduced administrative barriers; for multinationals, it means promoting Sandyford as a world-class business location with the infrastructure, workforce, and services they need to thrive.



KEY OBJECTIVE: TO SUPPORT DLR'S CURRENT REVIEW OF THE SANDYFORD URBAN FRAMEWORK PLAN: A NEW VISION



Rationale for the Review

DLR is currently embarking on an ambitious and transformational review of the SUPP, with a view to ensuring the best possible use of scarce urban lands and to support a world-class, vibrant, mixed use and sustainable place for people to live, work and connect within thriving communities and neighbourhoods with a sense of place.

In doing so, DLR's Future Infrastructure Planning Team will explore opportunities to rebalance the existing mix of land uses with consideration of the potential to increase residential as a use, so as to make a significant contribution to the delivery of homes, whilst also supporting and enhancing the role of SBD as a strategic employment hub for the Region and State .



SBD is unquestionably a success story, with a strong presence of high-value companies and also the emergence of strong clusters and synergies of medical specialist use, fin-tech, auto-tech, information and communications, retail, and leisure. There are also emerging residential areas which help towards creating a sustainable place with options to live and work locally and help underpin local services in the evenings and at weekends.

However, the 190-hectare Plan Area is fragmented and lacks coherence in terms of streetscape, civic spaces and a central heart or focal point for both businesses and communities. In parts, there are also extensive areas of under utilised lands with low intensity uses, a legacy of former industrial uses. These areas present an opportunity for the next stage of regeneration. In addition, there is an opportunity for the Review to consider the feasibility of a significant uplift in residential development within the Plan Area, delivering much-needed homes.

This Review allows for an evidence-based and planned approach that will ensure efficient use of finite urban lands with an appropriate balance or mix of the various land uses. It will allow for the co-ordination of necessary supporting infrastructure, both physical (Car Parking, transportation, water supply, etc.), and social infrastructure (schools, parks, community facilities, etc.)

This vision will guide Sandyford Business District's evolution into a "15-Minute City" - a place where residents can live, work, visit, learn, and socialise locally.

Aims of the Review

The consultation and review seek to define a new long-term strategy for SBD by exploring:

- Greater intensification and mixed-use redevelopment of brownfield and low-density sites.
- A significant uplift in mixed-use residential provision, alongside stand-alone retail, cultural, and civic facilities.
- A stronger public realm and community identity, with new civic and green spaces.
- Enhanced connectivity and a significant increase in car parking facilities plus active travel networks linking Luas stations, business parks, and surrounding neighbourhoods.
- Climate action integration across all future developments.

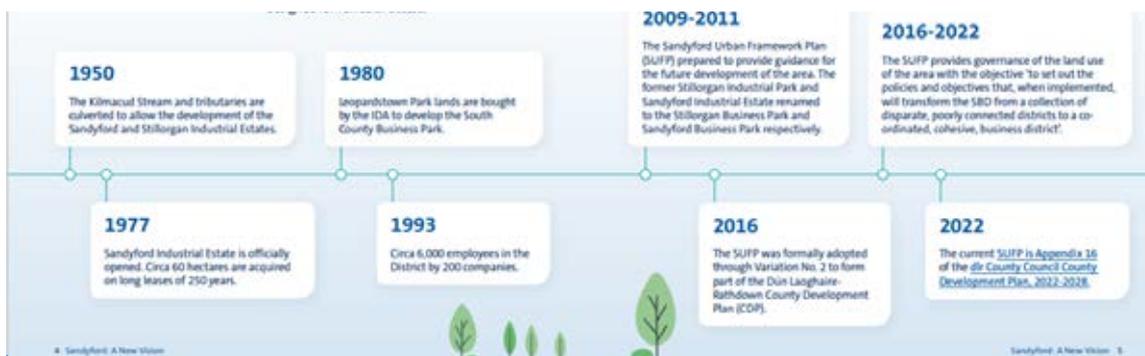


History and Context

The Plan Area evolved from a collection of rural farmsteads at the foothills of the Dublin Mountains to the State’s first major industrial estates in 1977. It then underwent a further evolution, from the 1990s onwards, it transformed from a place of manufacturing and warehousing (i.e. largely employment-based) to a ‘mixed use’ urban quarter, which included a greater mix of uses, specifically including residential and retail.

It has since transformed from originally comprising low-rise, low-density manufacturing or retail park sites to medium-to-high density technology units, office schemes, the development of greenfield sites, and more recently, residential, retail and medical development. However, it is acknowledged that there is still a quantum of legacy sites with low rise industrial-type buildings.

The SUFP 2022 – 2028 sets out the planning policies and objectives that seek to transform the Plan Area into a thriving, co-ordinated, cohesive, business district.



The SUFP builds on the investment to date whilst encouraging growth in a number of sectors to ensure a range of uses from employment to high quality homes with a good social mix and open spaces to promote SBD as a great place to live and work and visit.

The SUFP as the existing planning policy framework for the area, envisages the district as a Strategic Employment Location with circa 120 hectares of employment uses, along with mixed-use areas comprising residential and retail zones.

The SUFP currently allows for circa 2,400 homes, which would equate to a population of circa 6,000 residents. Notwithstanding the significant regeneration in recent years, there are extensive areas of under-utilised lands - a legacy of former industrial uses, and as such, the Plan Area presents an opportunity for brownfield development.



Opportunities

The SUFP Review presents a number of possible opportunities to explore:

- Improvement in land use (mix, type and quantum, special location).
- Increase in residential and supporting uses such as retail, services, recreation and amenity facilities for the working and residential communities.
- Intensification of development and especially on brownfield and low-intensity sites.
- Additional development quantum with increased building heights, density and scale.
- Delivery of critical infrastructure to support the growth of SBD.
- Possible phasing of physical and social infrastructure in tandem with new development.
- Urban design strategy or high-level masterplan to ensure a pleasant public realm and provide place-making opportunities to create a sense of place with character.
- Creation of neighbourhood centres or new 'civic hearts' as focal points to enhance the liveability of the Plan Area.
- Improved civic spaces, including a new public park.
- Greater vibrancy with cafés, restaurants and shops in addition to a livelier nighttime economy.
- Continued investment as a strategic employment hub by supporting sustainable employment uses and growth of innovation incubator hubs.
- Support for emerging clusters and creation of easy opportunities for companies to grow from start-up to multi-national scale.
- Biodiversity within an urban environment and opportunities to reconnect with nature as well as incorporating climate resilience measures.
- Improved connectivity and permeability within and between the business parks and surrounding areas especially for Active Travel.
- Optimisation of access to and ease of use of public transport (Luas and bus).
- The support for the emergence of a tourism economy in the area, whether business, recreational or educational tourism.
- The provision of hotels to cater for tourism needs as facilities for the local community.



Pictured: Ger Corbett visits Station F, Paris, with Dún Laoghaire-Rathdown County Council.

Potential for a County Development Plan (CDP) Variation

Ultimately, this review is designed to inform a formal variation to the Dún Laoghaire-Rathdown County Development Plan 2028–2034.

If the evidence and consultation support it, the outcomes will feed into a statutory variation or update of the SUFP (Appendix 16 of the CDP). This would formally embed the new policies and objectives, enabling:

- Rebalanced sustainable mixed use land zoning.
- Higher residential densities where appropriate.
- Updated and future ready critical public utilities and infrastructure
- Stronger policy alignment with the NPF and Climate Action Plan.

In summary, the “New Vision” process is the precursor to a CDP variation, establishing the planning rationale and community consensus needed for SBD’s next stage of regeneration and sustainable urban growth.



Business Attraction & Promotion

SBID will highlight and celebrate the value of doing business locally, promoting collaboration, visibility, and growing economic activity within the district.



KEY OBJECTIVE: THE OPPORTUNITY TO CREATE A START-UP INNOVATION CENTRE WITHIN SANDYFORD BUSINESS DISTRICT

Over the past year, SBID has engaged with key stakeholders - including DLR officials, government representatives, and multinational corporations - to assess the potential impact and benefits such a centre could deliver to the wider Dublin region. These discussions have demonstrated significant interest and alignment around the idea. SBID and the council recognises the growing need for a centralised innovation centre that supports entrepreneurship, collaboration, and high-growth start-ups within Dún Laoghaire-Rathdown. This was further endorsed in July 2025 when SBID and DLR visited Station F in Paris, Europe's largest start-up campus'.

SBD is already home to a strong base of multinational firms, technology companies, and professional services, making it a natural location for a start-up ecosystem to flourish. However, while the area boasts world-class infrastructure and talent, it currently lacks a dedicated space for early-stage and/or later stage companies to connect with investors, mentors, and corporate partners. A start-up centre/campus would bridge that gap – creating multi-faceted environment plus a pipeline for innovation, supporting local enterprise development, and ensuring that emerging Irish and international start-ups can scale effectively within the region rather than relocating abroad.

The vision for a Sandyford Start-Up Innovation Centre is to provide a world-class transformative dedicated workspace dedicated to fostering a vibrant, self-sustaining innovation community. It would link entrepreneurs with established corporations, universities, and government supports, driving job creation and positioning SBD as a key innovation district for Ireland and Europe.

In turn, this would lead to increased foreign direct investment (FDI), talent attraction, and economic spillovers for SME's across the wider Dún Laoghaire-Rathdown region. By positioning SBD as a gateway for start-ups into Ireland and Europe, the campus would elevate the district's profile internationally and drive sustained business growth across multiple sectors.

The vision for a SBD's Start-Up Innovation Centre extends beyond providing workspace - it is about creating a living ecosystem for innovation, where entrepreneurship is visible, supported, and celebrated. The initiative aligns with both national enterprise policy and regional development priorities, ensuring that SBD continues to evolve as a vibrant, future-ready business destination.

Such is the momentum behind the initiative that it has drawn attention to the highest levels of government, with the Taoiseach expressing strong support for the concept and acknowledging its potential to become a national model for regional start-up growth.

Events and Marketing

SBID will continue to deliver a targeted marketing and events strategy that builds the district's profile as a leading innovation and business destination.

Key actions will include:

- A coordinated digital marketing programme across Instagram, Facebook, LinkedIn, and X to promote the district's achievements and opportunities.
- Signature events such as networking forums, innovation showcases, seasonal festivals, and sustainability awards to foster community engagement and business connections.
- Strategic PR and media engagement to position SBD as Ireland's model for business collaboration, sustainability, and smart district development.
- Marketing and events will continue to create a positive narrative about SBD — one that attracts investment, talent, and visitors.



KEY OBJECTIVE: ONGOING DEVELOPMENT OF LOCAL, NATIONAL AND INTERNATIONAL CONNECTIONS

A business district that fosters strong connections locally, nationally, and internationally offers a wide range of benefits for both businesses and the broader economy.

Local Benefits:

- **Increased Economic Activity:** A well-connected business district attracts local talent, customers, and suppliers, which boosts demand for goods and services. Local businesses benefit from the proximity to other firms, creating a supportive ecosystem.
- **Job Creation:** As businesses expand and grow due to increased local networking, job opportunities rise in a variety of sectors—from management to customer service to logistics.
- **Collaboration and Innovation:** Proximity to other businesses often fosters collaboration, which can lead to innovation. Local partnerships, knowledge-sharing, and joint ventures can create new products, services, or efficiencies that benefit the entire region.
- **Real Estate Development:** Increased business activity leads to higher demand for office space, housing, and other infrastructure. This can stimulate construction projects, raising property values and generating tax revenues for local governments.



Pictured: Microsoft

National Benefits:

- **Market Expansion:** National connections allow businesses in the district to tap into markets beyond their immediate locality. Networking with companies in other regions can open up new distribution channels, customer bases, and business partners.
- **Economic Resilience:** By building national ties, the business district is less dependent on local fluctuations in the economy. If one region faces downturns, national connections can help offset that by fostering relationships in more stable or growing markets.
- **Talent Mobility:** National connections also help attract talent from across the country. Skilled professionals can relocate for job opportunities in thriving business districts, while local businesses benefit from a more competitive talent pool.
- **Policy Influence:** When a business district connects nationally, it can play a role in shaping industry standards and public policy. By collaborating with other business districts across the country, they can advocate for favourable legislation and economic incentives.

International Benefits:

- **Global Market Access:** International connections allow businesses to expand their reach beyond national borders, increasing sales, customer bases, and market share on a global scale. They can also diversify their revenue streams and mitigate risks from over reliance on domestic markets.
- **Investment Opportunities:** An internationally connected business district often attracts foreign investment. Investors, recognizing the district's potential, may inject capital, opening up opportunities for innovation, expansion, and job creation.
- **Competitive Edge:** Global connections allow businesses to stay ahead of international trends, adopt best practices from other countries, and stay competitive on the world stage. It can also lead to cost advantages through global sourcing and partnerships.
- **Cultural Exchange and Learning:** International connections bring diverse perspectives and expertise into a business district. This can encourage cross-cultural collaboration and enhance creativity. Businesses can learn from international markets, adopt new technologies, and integrate different business practices.



Pictured: Sandyford LUAS stop.

Mobility & Placemaking

The Importance of Mobility in SBD

SBD is one of Ireland's premier economic centres, a nationally significant employment zone within Dún Laoghaire-Rathdown and a key node in the Dublin Metropolitan Area. It supports a highly diverse employment base, ranging from international headquarters and technology firms to creative industries and start-ups, and is an important generator of economic growth, innovation, and urban vitality.

As the district continues to expand, mobility and accessibility have become critical enablers of its long-term success. A future-focused approach to mobility rooted in Smart City principles, sustainable transport planning, and data-driven decision-making will ensure that SBD remains connected, liveable, and competitive within the wider network.



KEY OBJECTIVE: A SMART MOBILITY FRAMEWORK FOR SANDYFORD BUSINESS DISTRICT

A Smart Mobility Framework

Smart mobility in SBD must be underpinned by an integrated, multi-modal transport ecosystem that prioritises accessibility, efficiency, and environmental performance. By harnessing technology, data, and design, the district can move towards a model that reduces dependency on private car travel, encourages modal shift, and supports Ireland's transition to a low-carbon, climate-resilient society.

Central to this transformation are four interconnected pillars: Smart Traffic Management, Mobility Hubs, Public Transport Integration, and the delivery of a Multi-Storey Mobility Hub Facility.

Smart Traffic Management

Intelligent transport systems (ITS) represent the foundation of a modern mobility network. Within SBD, Smart Traffic Management can dramatically improve the efficiency and safety of the transport system through real-time monitoring, adaptive signal control, and data-driven traffic optimisation. Some of this already is in place which is managed by Dublin City Council.

The deployment of connected sensors, cameras, and predictive analytics will allow dynamic management of traffic flows, particularly during peak commuting periods. Data integration with the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), and DLR's own Smart City infrastructure will facilitate proactive congestion management, better incident response, and reduced travel times.

Smart signage, variable message boards, and mobile applications can provide drivers and commuters with live updates on journey times, road conditions, and available parking. Over time, the integration of these systems will create a connected transport environment capable of learning and adapting to changing mobility patterns—delivering not only operational efficiency but also tangible reductions in emissions and noise pollution.

Mobility Hubs and Active Travel

Mobility Hubs will be the physical and digital nodes that integrate SBD's transport network. These hubs should provide seamless connectivity between active travel, public transport, and shared mobility options, making sustainable choices the most convenient and attractive option for users. A key endeavour should be increased, safe connectivity to Cherrywood and other areas on the far side of the M50 from the district.

A network of well-located hubs - linked to the Luas Green Line, major bus corridors, and key pedestrian and cycling routes - will provide access to shared e-bikes, e-scooters, car clubs, and electric vehicle charging infrastructure. Each hub will serve as a convergence point for multi-modal travel, underpinned by real-time travel information and wayfinding technology. By integrating active travel modes such as cycling and walking into the core mobility system, the district will promote healthier lifestyles, reduce emissions, and enhance the public realm. Smart street lighting, weather-protected bike parking, and digital wayfinding systems can further improve the safety, comfort, and attractiveness of non-motorised travel within and around the district.

Public Transport Integration

SBD benefits from strong connectivity through the Luas Green Line and a growing network of regional and local bus services. However, as the district expands, greater integration and coordination across modes will be essential.

A Mobility-as-a-Service (MaaS) approach, integrating ticketing, scheduling, and payment systems, should be developed to provide users with real-time, multimodal journey planning through a unified digital platform. This will allow seamless transfer between the Luas, bus, and shared mobility modes, encouraging greater use of sustainable public transport.

Collaboration between DLR, the NTA, TFI, and transport operators will be essential to ensure service frequency, reliability, and capacity meet the demands of a growing workforce and visitor population. Enhancing public transport integration also supports broader policy goals in the Dublin Metropolitan Area Transport Strategy 2022–2042 and aligns with DLR's Climate Action and Low Carbon Development objectives.



Multi-Storey Car Park and Mobility Hubs: The Cornerstone of Future Mobility

To fully enable this vision, there is an urgent and strategic need for a multi-storey car parking facility designed as a flagship Mobility Hub within SBD. This development would not function solely as a parking structure but as a next-generation mobility interchange—a smart, connected facility that supports electric mobility, shared transport, and last-mile logistics. All stakeholders, and in particular employers based within SBD, have expressed an urgent need for better parking facilities within the district.

Key features should include:

- Dynamic smart parking systems using sensors to optimise space utilisation and provide real-time availability data.
- Electric vehicle charging infrastructure across all levels, with future-proofed capacity for expansion.
- Integrated bicycle and e-scooter storage, repair, and charging facilities.
- Shared mobility zones for car clubs, ride-hailing services, and short-term hire vehicles.
- Micro-mobility and last-mile delivery bays, supporting sustainable freight and urban logistics.
- Renewable energy integration, such as rooftop solar panels and battery storage for energy resilience.
- Smart building management systems that monitor usage, energy performance, and environmental impact in real time.

This facility would alleviate on-street parking demand, freeing valuable public space for greening, pedestrian priority, and placemaking initiatives. It would act as a central node in the district's wider Smart Mobility ecosystem, supporting not only current demand but also the long-term modal shift toward cleaner, more efficient, and more integrated mobility. By reimagining parking as a multi-functional mobility hub, DLR can set a benchmark for sustainable urban mobility infrastructure across Ireland, demonstrating leadership in climate action, smart growth, and digital transformation.

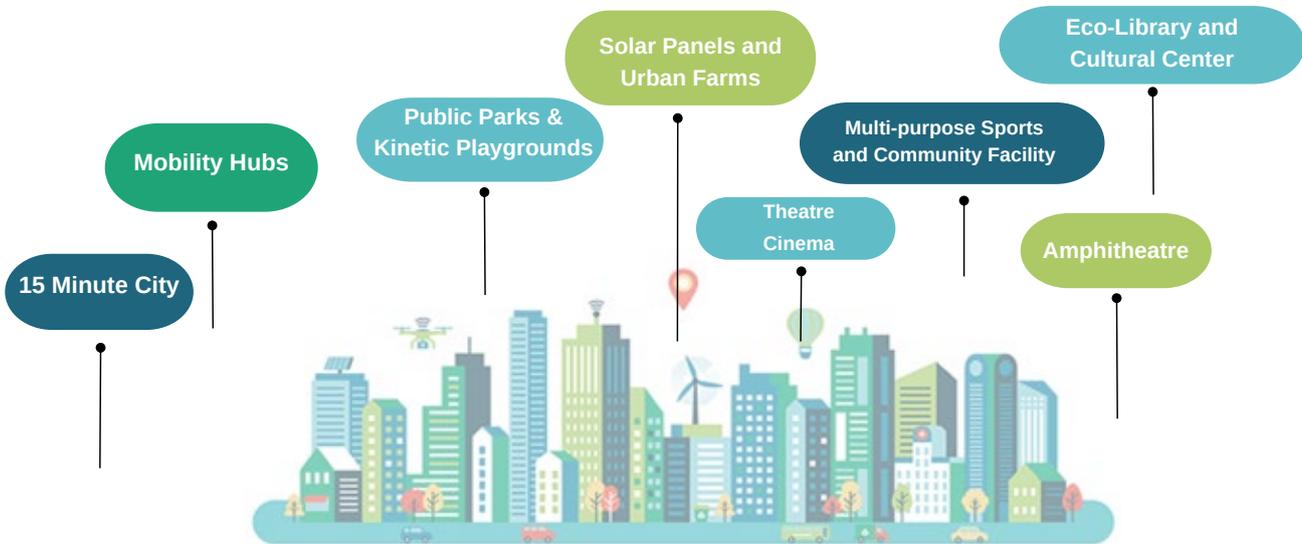
The future success of SBD depends on creating a connected, people-centred district that is easy to move through and inspiring to work, live and visit.

Placemaking

Placemaking refers to creating a sense of place, character and identity for an area particularly in publicly accessible open spaces and parks.

A key objective will be to create opportunities for placemaking, neighbourhood and community focal points and incidental attractive places for organised events for SBD employees and residents as well as casual 'meet and greets'.

Placemaking and ongoing improvements in Public Realm are key to the continued success of the district - the creation of a successful and vibrant hub that competes internationally and attracts a high-quality workforce talent as well as quality liveable neighbourhoods.



Sandyford Business District's Vision for Smart City Placemaking
A Seamless Integration from Linear Economy to Circular Economy

Stakeholder Engagement



- ◆ SBD Companies
- ◆ SBD Employees
- ◆ SBD Residents
- ◆ Developers, Real Estate Agents, Architects
- ◆ MNC/FDI
- ◆ SMEs
- ◆ Medical Sector
- ◆ Educational Sector
- ◆ Hospitality Sector
- ◆ Retail Sector
- ◆ Leisure Sector

- A current listing of each rateable property within SBID3*

* The same address may be repeated where individual floors are rated separately

6. A current listing of each rateable property within SBID3

Property	Address	
2a Block E, Mountain View	Central Park	Dublin 18
2nd Floor, Block G	Central Park	Dublin 18
5th Floor Block G	Central Park	Dublin 18
6th Floor Block G	Central Park	Dublin 18
7th Floor Block G	Central Park	Dublin 18
First Floor Block G	Central Park	Dublin 18
Floors 6 & 7, Block I	Central Park	Dublin 18
Ground Floor Block G	Central Park	Dublin 18
Mountainview	Central Park	Dublin 18
Unit 1 Block F Podium Road	Central Park	Dublin 18
Unit 2 Building 4 Vantage	Central Park	Dublin 18
Unit 6 Block K Vantage West	Central Park	Dublin 18
Unit 7, Block K, Level 0 Vantage West	Central Park	Dublin 18
Unit LG 05 Vantage West	Central Park	Dublin 18
Unit LG06, Vantage West	Central Park	Dublin 18
Block B	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C	Central Park	Dublin 18
Block C (3rd Floor)	Central Park	Dublin 18
Block C (4th Floor Part)	Central Park	Dublin 18
Block C (Pt 4th Floor)	Central Park	Dublin 18
Block C (Pt Ground Floor)	Central Park	Dublin 18
Block C (3rd Floor)	Central Park	Dublin 18
Block C Unit C7 C	Central Park	Dublin 18
Block D (3rd/4th/5th Floors)	Central Park	Dublin 18
Block D	Central Park	Dublin 18
Block E	Central Park	Dublin 18
Block F	Central Park	Dublin 18
Block F Unit FG02	Central Park	Dublin 18
Block G	Central Park	Dublin 18
Block H	Central Park	Dublin 18
Block M	Central Park	Dublin 18
Block P	Central Park	Dublin 18
Block P (Ground Floor)	Central Park	Dublin 18
ICON Centre	Leopardstown	Dublin 18
Leopardstown Racecourse	Leopardstown	Dublin 18
Leopardstown Racecourse	Leopardstown	Dublin 18
Leopardstown Racecourse	Leopardstown	Dublin 18
Leopardstown Racecourse	Leopardstown	Dublin 18
Leopardstown Racecourse	Leopardstown	Dublin 18
Leopardstown Racecourse	Leopardstown	Dublin 18
1 Ravens Rock Road	Sandyford Business Park	Dublin 18
1 Sandyford Office Park	Sandyford Business Park	Dublin 18
10 Sandyford Office Park	Sandyford Business Park	Dublin 18
12 Sandyford Office Park	Sandyford Business Park	Dublin 18

Property	Address	
78 Furze Road (Unit 9)	Sandyford Business Park	Dublin 18
79/80 Furze Road	Sandyford Business Park	Dublin 18
81 Furze Road	Sandyford Business Park	Dublin 18
82 (Unit 1) Furze Court	Sandyford Business Park	Dublin 18
88/89 (Unit 2) Furze Road	Sandyford Business Park	Dublin 18
88/89 (Unit 3 & 4) Furze Road	Sandyford Business Park	Dublin 18
8A Sandyford Business Centre	Sandyford Business Park	Dublin 18
9 Leopardstown Office Park	Sandyford Business Park	Dublin 18
96 (Block 1-4) Bracken Road	Sandyford Business Park	Dublin 18
Apex Building, Blackthorn Road	Sandyford Business Park	Dublin 18
Arena House	Sandyford Business Park	Dublin 18
Arena House (2nd Floor)	Sandyford Business Park	Dublin 18
Arena House (3rd Floor - part of)	Sandyford Business Park	Dublin 18
Arena House (3rd Floor - part of)	Sandyford Business Park	Dublin 18
Arena House (Ground Floor)	Sandyford Business Park	Dublin 18
Beacon Court	Sandyford Business Park	Dublin 18
Beacon Court	Sandyford Business Park	Dublin 18
Beacon Court	Sandyford Business Park	Dublin 18
Beacon Court	Sandyford Business Park	Dublin 18
Beacon South Quarter	Sandyford Business Park	Dublin 18
Beacon South Quarter Car Park	Sandyford Business Park	Dublin 18
Blackthorn House (1st Floor)	Sandyford Business Park	Dublin 18
Blackthorn House (2nd & 3rd Floors)	Sandyford Business Park	Dublin 18
Blackthorn House (Ground Floor)	Sandyford Business Park	Dublin 18
Blackthorn Road	Sandyford Business Park	Dublin 18
Block 2 Bracken Business Park (1st Floor)	Sandyford Business Park	Dublin 18
Block 2 Bracken Business Park (1st Floor)	Sandyford Business Park	Dublin 18
Block 4 Bracken Business Park	Sandyford Business Park	Dublin 18
Block 4 Bracken Business Park (2nd Floor)	Sandyford Business Park	Dublin 18
Block 5 96 Bracken Road	Sandyford Business Park	Dublin 18
Block A The Atrium (Floor 0)	Sandyford Business Park	Dublin 18
Block A The Atrium (Floor 5)	Sandyford Business Park	Dublin 18
Block A The Atrium (Floor1)	Sandyford Business Park	Dublin 18
Bracken Court (1st Floor)	Sandyford Business Park	Dublin 18
Bracken Court (1st Floor)	Sandyford Business Park	Dublin 18
Bracken Court (Ground Floor)	Sandyford Business Park	Dublin 18
Burton Court (2nd Floor)	Sandyford Business Park	Dublin 18
Burton Court (3rd Floor)	Sandyford Business Park	Dublin 18
Burton Court (4th Floor)	Sandyford Business Park	Dublin 18
Burton Court (5th Floor)	Sandyford Business Park	Dublin 18
Burton Hall Road	Sandyford Business Park	Dublin 18
C7 The Courtyard	Sandyford Business Park	Dublin 18
Cedarhurst Building (Ground Floor), Arkle Road	Sandyford Business Park	Dublin 18
Cedarhurst Building, Arkle Road	Sandyford Business Park	Dublin 18
Cedarhurst Building, Arkle Road	Sandyford Business Park	Dublin 18
Cedarhurst Building, Arkle Road	Sandyford Business Park	Dublin 18
Concourse Building (4th Floor), Arkle Road	Sandyford Business Park	Dublin 18
Concourse Building (5th Floor), Arkle Road	Sandyford Business Park	Dublin 18
Corrig Court (1st & 2nd Floor)	Sandyford Business Park	Dublin 18
Corrig Court (2nd Floor)	Sandyford Business Park	Dublin 18
Corrig Court (3rd Floor)	Sandyford Business Park	Dublin 18
Corrig Court (Ground Floor)	Sandyford Business Park	Dublin 18

Property	Address	
Corrig House	Sandyford Business Park	Dublin 18
D 26 The Cubes Offices	Sandyford Business Park	Dublin 18
D13 The Plaza	Sandyford Business Park	Dublin 18
D16 The Cubes Offices	Sandyford Business Park	Dublin 18
D18 The Cubes (Mezzanine)	Sandyford Business Park	Dublin 18
D19 D20 The Cubes Offices	Sandyford Business Park	Dublin 18
D2 The Courtyard	Sandyford Business Park	Dublin 18
D22 The Cubes	Sandyford Business Park	Dublin 18
D24 The Cubes Offices	Sandyford Business Park	Dublin 18
D3 The Courtyard	Sandyford Business Park	Dublin 18
D5 The Courtyard	Sandyford Business Park	Dublin 18
D8 The Cubes Offices	Sandyford Business Park	Dublin 18
Elm House	Sandyford Business Park	Dublin 18
Elm House (Ground Floor)	Sandyford Business Park	Dublin 18
Elm House (part 1st Floor)	Sandyford Business Park	Dublin 18
Elm House (part 2nd Floor)	Sandyford Business Park	Dublin 18
Elm House (part 2nd Floor)	Sandyford Business Park	Dublin 18
First Floor, Burton Court	Sandyford Business Park	Dublin 18
Floor 0, Arena House	Sandyford Business Park	Dublin 18
Floor 1, Arena House	Sandyford Business Park	Dublin 18
Floor 2 Block A, Nova Atria North	Sandyford Business Park	Dublin 18
Floor 3, Heather House	Sandyford Business Park	Dublin 18
Floor 3, Heather House	Sandyford Business Park	Dublin 18
Floor 4 Block A, Nova Atria North	Sandyford Business Park	Dublin 18
Floors 1, 2 & 3, Suite 28-29 The Mall	Sandyford Business Park	Dublin 18
Ground Floor 28 & 29 The Mall	Sandyford Business Park	Dublin 18
Ground Floor, Suite 4 & 5 The Avenue	Sandyford Business Park	Dublin 18
Ground Floor, Suite 7 The Mall	Sandyford Business Park	Dublin 18
Ground Floors	Sandyford Business Park	Dublin 18
Heather House (Floor 1)	Sandyford Business Park	Dublin 18
Heather House (Floor 2)	Sandyford Business Park	Dublin 18
Heather House (Floor 4)	Sandyford Business Park	Dublin 18
Heather House (Ground Floor)	Sandyford Business Park	Dublin 18
Heather House (Ground Floor)	Sandyford Business Park	Dublin 18
Heron House	Sandyford Business Park	Dublin 18
Heron House	Sandyford Business Park	Dublin 18
Heron House 1st Floor	Sandyford Business Park	Dublin 18
Maple House (1st Floor)	Sandyford Business Park	Dublin 18
Maple House (Ground Floor)	Sandyford Business Park	Dublin 18
Mercury House, Ravens Rock Road	Sandyford Business Park	Dublin 18
Millbank House	Sandyford Business Park	Dublin 18
Millbank House 2nd Floor	Sandyford Business Park	Dublin 18
Nova Atria South	Sandyford Business Park	Dublin 18
Oak House	Sandyford Business Park	Dublin 18
Oak House	Sandyford Business Park	Dublin 18
Paramount Court	Sandyford Business Park	Dublin 18
Paramount Court	Sandyford Business Park	Dublin 18
Paramount Court	Sandyford Business Park	Dublin 18
Paramount Court	Sandyford Business Park	Dublin 18
Paramount Court (1st Floor)	Sandyford Business Park	Dublin 18
Paramount Court (1st Floor)	Sandyford Business Park	Dublin 18
Ground, 1st & 2nd Floors, Fenward House	Sandyford Business Park	Dublin 18

Property	Address	
Part 1st Floor The Hive	Sandyford Business Park	Dublin 18
Part 2nd Floor West Office, Termini, 3 Arkle Road	Sandyford Business Park	Dublin 18
Part Ground Floor Office East, Termini, 3 Arkle Road	Sandyford Business Park	Dublin 18
Part Ground Floor, Ballymoss House	Sandyford Business Park	Dublin 18
Part Lower Gr Floor, Gr Floor & Part Floor	Sandyford Business Park	Dublin 18
Part Suite 302 Q House	Sandyford Business Park	Dublin 18
Plaza Block A1 Beacon South Quarter	Sandyford Business Park	Dublin 18
Plaza Block A7 Beacon South Quarter	Sandyford Business Park	Dublin 18
Plaza Level Unit 2 Beacon South Quarter	Sandyford Business Park	Dublin 18
Ravens Court Office Park	Sandyford Business Park	Dublin 18
Reception Paramount Court (Ground Floor)	Sandyford Business Park	Dublin 18
Silverstone House (1st Floor)	Sandyford Business Park	Dublin 18
Silverstone House (3rd Floor)	Sandyford Business Park	Dublin 18
Suite 1 Concourse Building	Sandyford Business Park	Dublin 18
Suite 1 The Avenue (Floors 1-2)	Sandyford Business Park	Dublin 18
Suite 1 The Avenue (Ground Floor)	Sandyford Business Park	Dublin 18
Suite 1 The Clinic	Sandyford Business Park	Dublin 18
Suite 1 The Mall	Sandyford Business Park	Dublin 18
Suite 1 The Mall (1st Floor)	Sandyford Business Park	Dublin 18
Suite 1 The Mall (Ground Floor)	Sandyford Business Park	Dublin 18
Suite 10 Block D The Cubes, Beacon South Quarter	Sandyford Business Park	Dublin 18
Suite 10 The Clinic	Sandyford Business Park	Dublin 18
Suite 10 The Mall (1st & 2nd Floors)	Sandyford Business Park	Dublin 18
Suite 10 The Mall (Ground Floor)	Sandyford Business Park	Dublin 18
Suite 100 Q House	Sandyford Business Park	Dublin 18
Suite 101 Q House	Sandyford Business Park	Dublin 18
Suite 102 Q House	Sandyford Business Park	Dublin 18
Suite 103/4/5, Q House	Sandyford Business Park	Dublin 18
Suite 106 Q House	Sandyford Business Park	Dublin 18
Suite 108 Q House	Sandyford Business Park	Dublin 18
Suite 109/110 Q House	Sandyford Business Park	Dublin 18
Suite 11 Beacon Court	Sandyford Business Park	Dublin 18
Suite 11 The Mall	Sandyford Business Park	Dublin 18
Suite 111 Q House	Sandyford Business Park	Dublin 18
Suite 112 Q House	Sandyford Business Park	Dublin 18
Suite 12 The Clinic	Sandyford Business Park	Dublin 18
Suite 12 The Mall	Sandyford Business Park	Dublin 18
Suite 12 The Mall (1st Floor)	Sandyford Business Park	Dublin 18
Suite 12 The Mall (2nd Floor)	Sandyford Business Park	Dublin 18
Suite 13 /15 The Mall	Sandyford Business Park	Dublin 18
Suite 13 The Clinic	Sandyford Business Park	Dublin 18
Suite 14 The Clinic	Sandyford Business Park	Dublin 18
Suite 15 The Clinic	Sandyford Business Park	Dublin 18
Suite 15 The Cubes	Sandyford Business Park	Dublin 18
Suite 16 The Clinic	Sandyford Business Park	Dublin 18
Suite 16 The Mall (1st Floor)	Sandyford Business Park	Dublin 18
Suite 16 The Mall (2nd Floor)	Sandyford Business Park	Dublin 18
Suite 16 The Mall (Floor 0)	Sandyford Business Park	Dublin 18
Suite 17 The Clinic	Sandyford Business Park	Dublin 18
Suite 17 The Mall (Floor 2)	Sandyford Business Park	Dublin 18
Suite 17 The Mall (Floor1)	Sandyford Business Park	Dublin 18
Suite 17 The Mall (Ground Floor)	Sandyford Business Park	Dublin 18
Suite 18 The Clinic	Sandyford Business Park	Dublin 18

Property	Address	
Suite 18 The Mall	Sandyford Business Park	Dublin 18
Suite 18 The Mall (Floors 1 & 2)	Sandyford Business Park	Dublin 18
Suite 19 The Clinic	Sandyford Business Park	Dublin 18
Suite 19 The Mall	Sandyford Business Park	Dublin 18
Suite 19 The Mall (1st Floor)	Sandyford Business Park	Dublin 18
Suite 19 The Mall (Floor 0)	Sandyford Business Park	Dublin 18
Suite 2 Cubes 3	Sandyford Business Park	Dublin 18
Suite 2 The Avenue (Floor 1)	Sandyford Business Park	Dublin 18
Suite 2 The Avenue (Floor 2)	Sandyford Business Park	Dublin 18
Suite 2 The Avenue (Ground Floor)	Sandyford Business Park	Dublin 18
Suite 2 The Clinic	Sandyford Business Park	Dublin 18
Suite 2 The Mall (2nd Floor)	Sandyford Business Park	Dublin 18
Suite 2 The Mall (First Floor)	Sandyford Business Park	Dublin 18
Suite 2 The Mall (Ground Floor)	Sandyford Business Park	Dublin 18
Suite 20 The Clinic	Sandyford Business Park	Dublin 18
Suite 20 The Mall (2nd Floor)	Sandyford Business Park	Dublin 18
Suite 201, Q House	Sandyford Business Park	Dublin 18
Suite 202 Q House	Sandyford Business Park	Dublin 18
Suite 205 Q House	Sandyford Business Park	Dublin 18
Suite 205 Q House (2nd Floor)	Sandyford Business Park	Dublin 18
Suite 206 Q House	Sandyford Business Park	Dublin 18
Suite 207 Q House	Sandyford Business Park	Dublin 18
Suite 208 Q House	Sandyford Business Park	Dublin 18
Suite 21 The Clinic	Sandyford Business Park	Dublin 18
Suite 21 The Mall (1st Floor)	Sandyford Business Park	Dublin 18
Suite 21 The Mall (Ground & 2nd Floor)	Sandyford Business Park	Dublin 18
Suite 211 Q House	Sandyford Business Park	Dublin 18
Suite 212 Q House	Sandyford Business Park	Dublin 18
Suite 22 The Clinic	Sandyford Business Park	Dublin 18
Suite 22 The Mall	Sandyford Business Park	Dublin 18
Suite 23 The Clinic	Sandyford Business Park	Dublin 18
Suite 23 The Mall	Sandyford Business Park	Dublin 18
Suite 24 The Clinic	Sandyford Business Park	Dublin 18
Suite 24 The Mall	Sandyford Business Park	Dublin 18
Suite 24 The Mall (First Floor)	Sandyford Business Park	Dublin 18
Suite 24 The Mall (Floor 0)	Sandyford Business Park	Dublin 18
Suite 25 The Clinic	Sandyford Business Park	Dublin 18
Suite 25 The Mall	Sandyford Business Park	Dublin 18
Suite 25 The Mall (Floor 1)	Sandyford Business Park	Dublin 18
Suite 25 The Mall (Floor 2)	Sandyford Business Park	Dublin 18
Suite 26- 27 The Mall	Sandyford Business Park	Dublin 18
Suite 26 The Clinic	Sandyford Business Park	Dublin 18
Suite 27 The Clinic	Sandyford Business Park	Dublin 18
Suite 28 The Clinic	Sandyford Business Park	Dublin 18
Suite 28-29 The Mall	Sandyford Business Park	Dublin 18
Suite 29 The Clinic	Sandyford Business Park	Dublin 18
Suite 3 The Avenue	Sandyford Business Park	Dublin 18
Suite 3 The Clinic	Sandyford Business Park	Dublin 18
Suite 3 The Mall	Sandyford Business Park	Dublin 18
Suite 30 The Mall (2nd Floor)	Sandyford Business Park	Dublin 18
Suite 30 The Mall (Floor 0)	Sandyford Business Park	Dublin 18
Suite 30 The Mall (Floor 1)	Sandyford Business Park	Dublin 18

Property	Address	
Suite 8 The Mall (Floor 1)	Sandyford Business Park	Dublin 18
Suite 8 The Mall (Floor 2)	Sandyford Business Park	Dublin 18
Suite 8 The Mall (Ground Floor)	Sandyford Business Park	Dublin 18
Suite 8A The Clinic	Sandyford Business Park	Dublin 18
Suite 9 The Clinic	Sandyford Business Park	Dublin 18
Suite 9 The Mall	Sandyford Business Park	Dublin 18
Suite D Apex Business Centre (Floor 4)	Sandyford Business Park	Dublin 18
Suite D2 The Cubes Offices	Sandyford Business Park	Dublin 18
Suite D3 The Cubes Offices	Sandyford Business Park	Dublin 18
Suite D4 The Cubes Offices	Sandyford Business Park	Dublin 18
Suite D7 The Cubes Offices	Sandyford Business Park	Dublin 18
Suite D9 Cubes Offices	Sandyford Business Park	Dublin 18
The Atrium Facilities Building	Sandyford Business Park	Dublin 18
The Atrium, Block A, Floor 5	Sandyford Business Park	Dublin 18
The Chase	Sandyford Business Park	Dublin 18
The Chase	Sandyford Business Park	Dublin 18
The Chase	Sandyford Business Park	Dublin 18
The Chase Building (1st Floor)	Sandyford Business Park	Dublin 18
The Chase Building (4th Floor)	Sandyford Business Park	Dublin 18
The Chase Building (5th Floor)	Sandyford Business Park	Dublin 18
The Chase Building (6th Floor)	Sandyford Business Park	Dublin 18
The Chase Building (7th Floor - Block 3)	Sandyford Business Park	Dublin 18
The Concourse Building (1st Floor)	Sandyford Business Park	Dublin 18
The Concourse Building (3rd Floor)	Sandyford Business Park	Dublin 18
The Concourse Building (5th Floor)	Sandyford Business Park	Dublin 18
The Concourse Building (Ground Floor)	Sandyford Business Park	Dublin 18
The Courtyard	Sandyford Business Park	Dublin 18
The Cubes 1	Sandyford Business Park	Dublin 18
The Forum	Sandyford Business Park	Dublin 18
The Forum	Sandyford Business Park	Dublin 18
The Hive (3rd Floor)	Sandyford Business Park	Dublin 18
The Hive (Part Ground Floor)	Sandyford Business Park	Dublin 18
The Penthouse (3rd Floor)	Sandyford Business Park	Dublin 18
The Penthouse, Bracken Court	Sandyford Business Park	Dublin 18
Trigon House	Sandyford Business Park	Dublin 18
Trigon House (Ground Floor)	Sandyford Business Park	Dublin 18
Unit RW C06, Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit 1 - 32 Ravens Rock Road	Sandyford Business Park	Dublin 18
Unit 1 1-2 70 Heather Road	Sandyford Business Park	Dublin 18
Unit 1 Block 2 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 1 Bracken Court (1st Floor)	Sandyford Business Park	Dublin 18
Unit 1 Bracken Court (2nd Floor)	Sandyford Business Park	Dublin 18
Unit 1 Cubes 3	Sandyford Business Park	Dublin 18
Unit 1 Heather House (Floor 2 Front)	Sandyford Business Park	Dublin 18
Unit 1 Heather House (Ground Floor)	Sandyford Business Park	Dublin 18
Unit 1 Heather Road	Sandyford Business Park	Dublin 18
Unit 1 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 1 Leopardstown Retail Park	Sandyford Business Park	Dublin 18
Unit 1 Sandyford Park	Sandyford Business Park	Dublin 18
Unit 1 St Kieran's Enterprise Centre	Sandyford Business Park	Dublin 18
Unit 1 The Boulevard	Sandyford Business Park	Dublin 18
Unit 1/9/10 The Courtyard (Floor 0)	Sandyford Business Park	Dublin 18

Property	Address	
Unit 10 Ballymoss Road	Sandyford Business Park	Dublin 18
Unit 10 Bracken Road	Sandyford Business Park	Dublin 18
Unit 10 Bracken Road	Sandyford Business Park	Dublin 18
Unit 10 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 10 St Kieran's Enterprise Centre	Sandyford Business Park	Dublin 18
Unit 107 Q House	Sandyford Business Park	Dublin 18
Unit 10a Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 11 Ballymoss Road	Sandyford Business Park	Dublin 18
Unit 11 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 11 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 11 The Courtyard	Sandyford Business Park	Dublin 18
Unit 11A The Courtyard (1st Floor)	Sandyford Business Park	Dublin 18
Unit 1-2 Heather Road	Sandyford Business Park	Dublin 18
Unit 12 The Courtyard	Sandyford Business Park	Dublin 18
Unit 13 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 13 Silverstone House (2nd Floor)	Sandyford Business Park	Dublin 18
Unit 13 The Courtyard	Sandyford Business Park	Dublin 18
Unit 14 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 14 The Courtyard	Sandyford Business Park	Dublin 18
Unit 15 The Courtyard	Sandyford Business Park	Dublin 18
Unit 16 The Courtyard	Sandyford Business Park	Dublin 18
Unit 17 The Courtyard	Sandyford Business Park	Dublin 18
Unit 17 The Cubes Offices	Sandyford Business Park	Dublin 18
Unit 17 The Cubes Offices (1st Floor)	Sandyford Business Park	Dublin 18
Unit 18 Corrig Road	Sandyford Business Park	Dublin 18
Unit 18 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 19 Corrig Road	Sandyford Business Park	Dublin 18
Unit 19 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 1A Block 1 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 1a Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 1A Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1B Block 1 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 1B Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 1B Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1C (aka 1A) Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 1C Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1D Block 1 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 1D Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1D Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1E Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1E(1) Three Rock Road (Grnd flr)	Sandyford Business Park	Dublin 18
Unit 1F Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1G Three Rock Road	Sandyford Business Park	Dublin 18
Unit 1H Three Rock Road	Sandyford Business Park	Dublin 18
Unit 2 - 10A Ballymoss Road	Sandyford Business Park	Dublin 18
Unit 2 - 32 Ravens Rock Road	Sandyford Business Park	Dublin 18
Unit 2 - 70 Heather Road	Sandyford Business Park	Dublin 18
Unit 2 Block 2 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 2 Bracken Court (1st Floor)	Sandyford Business Park	Dublin 18
Unit 2 Bracken Court (Floor 2)	Sandyford Business Park	Dublin 18
Unit 2 Furze Court	Sandyford Business Park	Dublin 18
Unit 2 Heather House (1st Floor)	Sandyford Business Park	Dublin 18

Property	Address	
Unit 2 Heather Road	Sandyford Business Park	Dublin 18
Unit 2 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 2 Leopardstown Retail Park	Sandyford Business Park	Dublin 18
Unit 2 Millbank House (3rd Floor)	Sandyford Business Park	Dublin 18
Unit 2 Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 2 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 2 Sandyford Park	Sandyford Business Park	Dublin 18
Unit 2 St Kieran's Enterprise Centre	Sandyford Business Park	Dublin 18
Unit 2 The Courtyard	Sandyford Business Park	Dublin 18
Unit 20 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 209 Q House	Sandyford Business Park	Dublin 18
Unit 21 Cubes 2	Sandyford Business Park	Dublin 18
Unit 21 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 22 Cubes 2	Sandyford Business Park	Dublin 18
Unit 22 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 22 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 22 Spruce Avenue	Sandyford Business Park	Dublin 18
Unit 23 Cubes 2	Sandyford Business Park	Dublin 18
Unit 23 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 25 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 26 Corrig Road	Sandyford Business Park	Dublin 18
Unit 26 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 2B The Forum	Sandyford Business Park	Dublin 18
Unit 3 - 32 Ravens Rock Road	Sandyford Business Park	Dublin 18
Unit 3 - 70 Heather Road	Sandyford Business Park	Dublin 18
Unit 3 Block 1 Three Rock Road	Sandyford Business Park	Dublin 18
Unit 3 Block 3 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 3 Cubes 2	Sandyford Business Park	Dublin 18
Unit 3 Cubes 3	Sandyford Business Park	Dublin 18
Unit 3 Furze Court	Sandyford Business Park	Dublin 18
Unit 3 Heather Road	Sandyford Business Park	Dublin 18
Unit 3 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 3 Leopardstown Retail Park	Sandyford Business Park	Dublin 18
Unit 3 Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 3 Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 3 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 3 Sandyford Park	Sandyford Business Park	Dublin 18
Unit 3 St Kieran's Enterprise Centre	Sandyford Business Park	Dublin 18
Unit 3 Three Rock Road	Sandyford Business Park	Dublin 18
Unit 301 Q House	Sandyford Business Park	Dublin 18
Unit 306-307 Q House	Sandyford Business Park	Dublin 18
Unit 308 Q House	Sandyford Business Park	Dublin 18
Unit 33 Blackthorn Road	Sandyford Business Park	Dublin 18
Unit 34/1 Three Rock Road	Sandyford Business Park	Dublin 18
Unit 34/2 Three Rock Road	Sandyford Business Park	Dublin 18
Unit 3A Block 3 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 3A The Courtyard	Sandyford Business Park	Dublin 18
Unit 3A Three Rock Road	Sandyford Business Park	Dublin 18
Unit 3B Block 3 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 3B Corrig Road	Sandyford Business Park	Dublin 18
Unit 3B, The Courtyard	Sandyford Business Park	Dublin 18
Unit 3C Three Rock Road	Sandyford Business Park	Dublin 18

Property	Address	
Unit 3D Three Rock Road	Sandyford Business Park	Dublin 18
Unit 4 - 70 Heather Road	Sandyford Business Park	Dublin 18
Unit 4 Block K	Sandyford Business Park	Dublin 18
Unit 4 Cubes 1	Sandyford Business Park	Dublin 18
Unit 4 Heather House (Ground Floor)	Sandyford Business Park	Dublin 18
Unit 4 Heather Road	Sandyford Business Park	Dublin 18
Unit 4 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 4 Leopardstown Retail Park	Sandyford Business Park	Dublin 18
Unit 4 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 4 The Courtyard	Sandyford Business Park	Dublin 18
Unit 4 Three Rock Road	Sandyford Business Park	Dublin 18
Unit 40 Heather Road	Sandyford Business Park	Dublin 18
Unit 405 Q House	Sandyford Business Park	Dublin 18
Unit 406-407 Q House	Sandyford Business Park	Dublin 18
Unit 410-411 Q House	Sandyford Business Park	Dublin 18
Unit 412 Q House	Sandyford Business Park	Dublin 18
Unit 4-5 Burton Hall Road	Sandyford Business Park	Dublin 18
Unit 47 Furze Road	Sandyford Business Park	Dublin 18
Unit 4A Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 5 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 5 Block K Level 0	Sandyford Business Park	Dublin 18
Unit 5 Cubes 3	Sandyford Business Park	Dublin 18
Unit 5 Heather Road	Sandyford Business Park	Dublin 18
Unit 5 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 5 Leopardstown Retail Park	Sandyford Business Park	Dublin 18
Unit 5 Leopardstown Retail Park	Sandyford Business Park	Dublin 18
Unit 5 Sandyford Park	Sandyford Business Park	Dublin 18
Unit 5 The Courtyard	Sandyford Business Park	Dublin 18
Unit 5, Block D	Sandyford Business Park	Dublin 18
Unit 5/6 Block 2 Bracken Business Park	Sandyford Business Park	Dublin 18
Unit 506 Q House	Sandyford Business Park	Dublin 18
Unit 509/510 Q House	Sandyford Business Park	Dublin 18
Unit 51 Bracken House	Sandyford Business Park	Dublin 18
Unit 511 Q House	Sandyford Business Park	Dublin 18
Unit 512 Q House	Sandyford Business Park	Dublin 18
Unit 53 Bracken Road	Sandyford Business Park	Dublin 18
Unit 54 Bracken Road	Sandyford Business Park	Dublin 18
Unit 56 B Blackthorn Road	Sandyford Business Park	Dublin 18
Unit 56C Blackthorn House	Sandyford Business Park	Dublin 18
Unit 57 Blackthorn Road	Sandyford Business Park	Dublin 18
Unit 5A Cubes 3 The Plaza	Sandyford Business Park	Dublin 18
Unit 5A Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 5B Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 5C Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 6 Cubes 3	Sandyford Business Park	Dublin 18
Unit 6 Heather Road	Sandyford Business Park	Dublin 18
Unit 6 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 6 Sandyford Business Centre	Sandyford Business Park	Dublin 18

Property	Address	
Unit 6 Sandyford Park	Sandyford Business Park	Dublin 18
Unit 6, The Courtyard	Sandyford Business Park	Dublin 18
Unit 60E Heather Road	Sandyford Business Park	Dublin 18
Unit 66F Heather Road	Sandyford Business Park	Dublin 18
Unit 7 Cubes 3	Sandyford Business Park	Dublin 18
Unit 7 Leopardstown Office Park	Sandyford Business Park	Dublin 18
Unit 7 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 7 The Courtyard	Sandyford Business Park	Dublin 18
Unit 8 Cubes 1	Sandyford Business Park	Dublin 18
Unit 8 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 8 St Kieran's Enterprise Centre	Sandyford Business Park	Dublin 18
Unit 8 The Courtyard	Sandyford Business Park	Dublin 18
Unit 87 Furze Road	Sandyford Business Park	Dublin 18
Unit 8-9 Sandyford Office Park (attic)	Sandyford Business Park	Dublin 18
Unit 8b Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 9 Sandyford Business Centre	Sandyford Business Park	Dublin 18
Unit 9 Sandyford Office Park	Sandyford Business Park	Dublin 18
Unit 9 St Kierans Enterprise Centre	Sandyford Business Park	Dublin 18
Unit 92 Bracken Road	Sandyford Business Park	Dublin 18
Unit A Apex Business Centre (Penthouse)	Sandyford Business Park	Dublin 18
Unit A Apex Business Centre (1st Floor)	Sandyford Business Park	Dublin 18
Unit A Apex Business Centre (2nd Floor)	Sandyford Business Park	Dublin 18
Unit A Apex Business Centre (3rd Floor)	Sandyford Business Park	Dublin 18
Unit A Ravens Court Business Park	Sandyford Business Park	Dublin 18
Unit A1 Apex Business Centre	Sandyford Business Park	Dublin 18
Unit A1 Three Rock Road	Sandyford Business Park	Dublin 18
Unit A1 Timeplace	Sandyford Business Park	Dublin 18
Unit A2 Apex Business Centre (Floor 0)	Sandyford Business Park	Dublin 18
Unit A2 Three Rock Road	Sandyford Business Park	Dublin 18
Unit A2 Time Place	Sandyford Business Park	Dublin 18
Unit A3 Three Rock Road	Sandyford Business Park	Dublin 18
Unit A5 - 4 The Plaza	Sandyford Business Park	Dublin 18
Unit A8, The Cubes	Sandyford Business Park	Dublin 18
Unit B Apex Business Centre (1st Floor)	Sandyford Business Park	Dublin 18
Unit B APEX Business Centre (2nd Floor)	Sandyford Business Park	Dublin 18
Unit B Apex Business Centre (Floor 0)	Sandyford Business Park	Dublin 18
Unit B Apex Business Centre (Penthouse)	Sandyford Business Park	Dublin 18
Unit B Three Rock Road	Sandyford Business Park	Dublin 18
Unit B Time Place	Sandyford Business Park	Dublin 18
Unit B, 3rd Floor	Sandyford Business Park	Dublin 18
Unit B1	Sandyford Business Park	Dublin 18
Unit B1-R1 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit B1-R3 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit B2 Block B The Forum	Sandyford Business Park	Dublin 18
Unit B2-R3 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit B2-R6 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit B4, Cubes 4 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit B5 Cubes 4	Sandyford Business Park	Dublin 18

Property

Address

Unit C Apex Business Centre (2nd Floor)	Sandyford Business Park	Dublin 18
Unit C Apex Business Centre (4th Floor)	Sandyford Business Park	Dublin 18
Unit C 67 Heather Road	Sandyford Business Park	Dublin 18
Unit C Apex Business Centre (3rd Floor)	Sandyford Business Park	Dublin 18
Unit C Apex Business Centre	Sandyford Business Park	Dublin 18
Unit C Ground Floor	Sandyford Business Park	Dublin 18
Unit C1 Three Rock Road	Sandyford Business Park	Dublin 18
Unit C1(aka Block E) Ravens Court	Sandyford Business Park	Dublin 18
Unit C2 Ravens Court	Sandyford Business Park	Dublin 18
Unit C6 The Courtyard	Sandyford Business Park	Dublin 18
Unit C7 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit C8 The Plaza	Sandyford Business Park	Dublin 18
Unit D Apex Business Centre (1st Flr)	Sandyford Business Park	Dublin 18
Unit D Apex Business Centre (2nd Floor)	Sandyford Business Park	Dublin 18
Unit D Apex Business Centre (3rd Floor)	Sandyford Business Park	Dublin 18
Unit D Apex Business Centre (Floor 0)	Sandyford Business Park	Dublin 18
Unit D1 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit D11 & D12 Cube 8	Sandyford Business Park	Dublin 18
Unit D4, Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit E1 Three Rock Road	Sandyford Business Park	Dublin 18
Unit E2 Three Rock Road	Sandyford Business Park	Dublin 18
Unit E4 Three Rock Road	Sandyford Business Park	Dublin 18
Unit F Time Place	Sandyford Business Park	Dublin 18
Unit FG03, Block F	Sandyford Business Park	Dublin 18
Unit R /A5R5 Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit R/A3 2P Beacon South Quarter	Sandyford Business Park	Dublin 18
Unit R/A31P, Beacon South Quarter	Sandyford Business Park	Dublin 18
Units 1/2 Carmanhall Road	Sandyford Business Park	Dublin 18
Units 1-3 Burton Hall Road	Sandyford Business Park	Dublin 18
Units 2A/2B Three Rock Road	Sandyford Business Park	Dublin 18
Units 3 & 4 Sandyford Park	Sandyford Business Park	Dublin 18
Units 5-6 Grand Central	Sandyford Business Park	Dublin 18
Units 7/8 Sandyford Park	Sandyford Business Park	Dublin 18
Units C01-C05, Beacon South Quarter	Sandyford Business Park	Dublin 18
Units D & E Timeplace	Sandyford Business Park	Dublin 18
Block D The Boulevard	Sandyford Business Park	Dublin 18
2nd Floor (part of) Trintech Building	South County Business Park	Dublin 18
2nd Floor, Red Oak North,	South County Business Park	Dublin 18
4th Floors, Red Oak North	South County Business Park	Dublin 18
Cairn House (Ground Floor)	South County Business Park	Dublin 18
Cairn House (1st Floor)	South County Business Park	Dublin 18
Cairn House (2nd Floor)	South County Business Park	Dublin 18
Fannin House	South County Business Park	Dublin 18
Icon House	South County Business Park	Dublin 18
Marketing House	South County Business Park	Dublin 18
One Microsoft Place	South County Business Park	Dublin 18
One South County	South County Business Park	Dublin 18
Pelham House	South County Business Park	Dublin 18
Red Oak (Ground & 1st Floors)	South County Business Park	Dublin 18
Red Oak South	South County Business Park	Dublin 18
Red Oak North (2nd Floor)	South County Business Park	Dublin 18

Property

Address

Red Oak North (3rd Floor)	South County Business Park	Dublin 18
Red Oak North (4th Floors)	South County Business Park	Dublin 18
Softtech House	South County Business Park	Dublin 18
Whelan House (Part First Floor)	South County Business Park	Dublin 18
Whelan House (Part First Floor)	South County Business Park	Dublin 18
Whelan House (Part Ground Floor)	South County Business Park	Dublin 18
Whelan House (Part Lower Ground Floor)	South County Business Park	Dublin 18
Whelan House (Second Floor)	South County Business Park	Dublin 18
South County Business Park	Leopardstown	Dublin 18
South County Business Park	Leopardstown	Dublin 18
South County Business Park	Leopardstown	Dublin 18
The Trintech Building (1st Floor)	South County Business Park	Dublin 18
The Trintech Building (1st Floor-Part)	South County Business Park	Dublin 18
The Trintech Building (2nd Floor-Part)	South County Business Park	Dublin 18
The Trintech Building (2nd Floor-Part)	South County Business Park	Dublin 18
The Trintech Building (3rd Floor)	South County Business Park	Dublin 18
Two South County	South County Business Park	Dublin 18
Five South County	South County Business Park	Dublin 18
Unit T1A Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit T1A Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit 1B Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit 1C Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit 1C Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit 1C Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit 1D Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit T2 Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit T3 Birch Avenue	Stillorgan Business Park	Co. Dublin
Units T2-3 Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit T4 Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit T5 Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit T6 Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit 62-63 Birch Avenue	Stillorgan Business Park	Co. Dublin
Unit 1B Blackthorn Close (1st Floor/Pt. Ground Floor)	Stillorgan Business Park	Co. Dublin
Units 1-3 Blackthorn Close	Stillorgan Business Park	Co. Dublin
Unit 4 Blackthorn Close	Stillorgan Business Park	Co. Dublin
Unit 5 Blackthorn Close	Stillorgan Business Park	Co. Dublin
Unit 6 Blackthorn Close	Stillorgan Business Park	Co. Dublin
Units 4-6 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 7-8 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 7-8 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 9A Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 10 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 11-12 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 13-14 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 17 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 60 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit 61 Holly Avenue	Stillorgan Business Park	Co. Dublin
Unit T8 Maple Avenue	Stillorgan Business Park	Co. Dublin
Unit T9 Maple Avenue	Stillorgan Business Park	Co. Dublin
Unit T10 Maple Avenue	Stillorgan Business Park	Co. Dublin
Unit T11 Maple Avenue	Stillorgan Business Park	Co. Dublin
Unit T12 Maple Avenue	Stillorgan Business Park	Co. Dublin

SBID Targets Success with its Partners



Local Stakeholders

- Dún Laoghaire-Rathdown County Council
- Dún Laoghaire-Rathdown Chamber of Commerce
- IADT
- IMI
- NovaUCD
- SBD Employees
- SBD Ratepayers
- SBD Residents

National Stakeholders

- Enterprise Ireland
- Government Departments
- IDA
- Political Representatives

International Associates

- Casablanca Finance City, Morocco
- Silvota Industrial Area, Spain
- Circular PSP
- EABID
- IB-Green
- Smart Cities
- Urbact