



youHQ

Workspace,
easy.

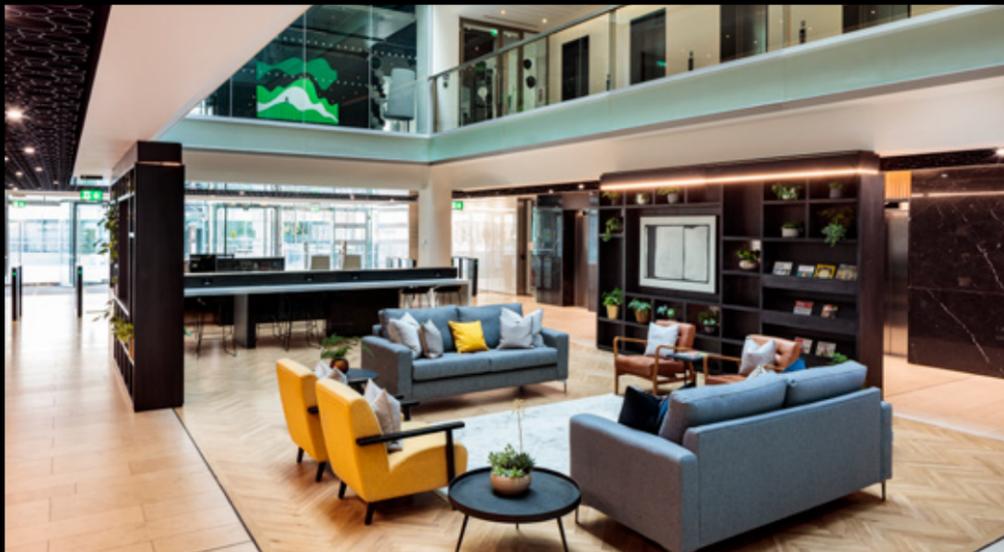
Flexible offices by

HENDERSON
— PARK —

**We take care of
the real estate,
you take care of
your business.**

youHQ

We offer high-quality, fitted office spaces ready for occupation on flexible terms, with all costs grouped into one simple management fee.



Suitable for a variety of businesses, from small start-ups to large multinationals.



A workspace for every taste

By making your day-to-day lives easier, occupiers will have more time to focus on their core business



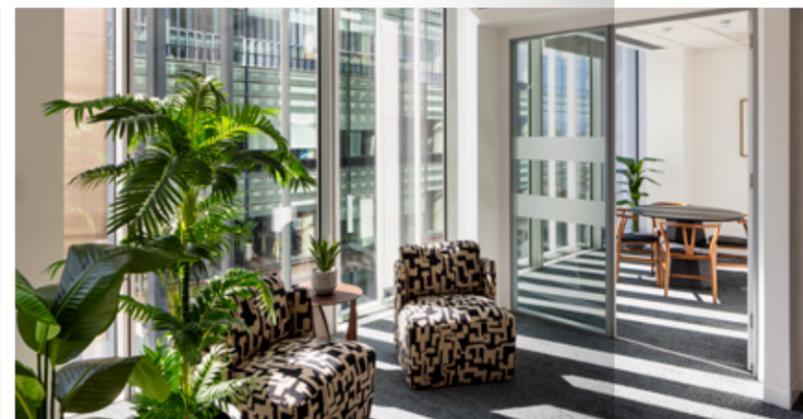
Bright, modern, and freshly refurbished, YouHQ's offices at Central Park offer an inspiring environment, flooded with natural light. Choose from a selection to fully fitted and furnished spaces. Whether you're a growing start-up or an established multinational, YouHQ office suites can cater to a range of business types.

YouHQ provides an environment which instils productivity, creativity, and collaboration between colleagues.

Occupiers benefit from the convenience of fitted suites ranging from approx. 4,500 to 10,000 sq.ft to include the following services:

- Building service charge
- Estate service charge
- Building insurance
- Local authority rates
- Utilities
- Air conditioning maintenance delivered by on site Landlord team
- Cleaning
- Coffee

YouHQ will group all costs together and charge members one simple fee made up of rent and a management charge.



In great company

Occupiers who already call Central Park their home:





Communal Kitchen Space



Where letting office space is a walk in the park.

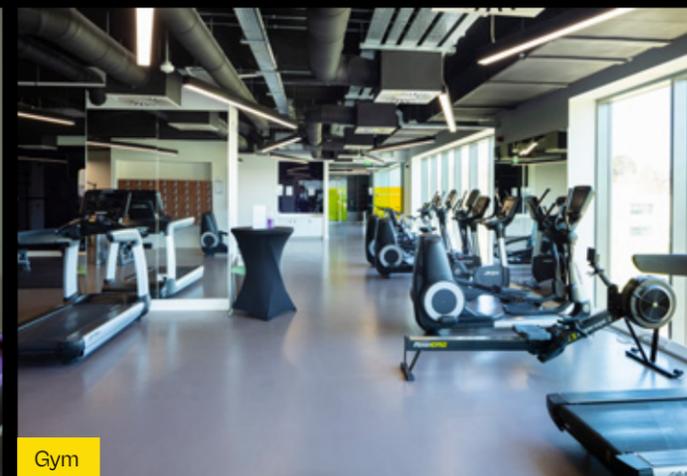
All costs at YouHQ Central Park are grouped into one simple management charge.



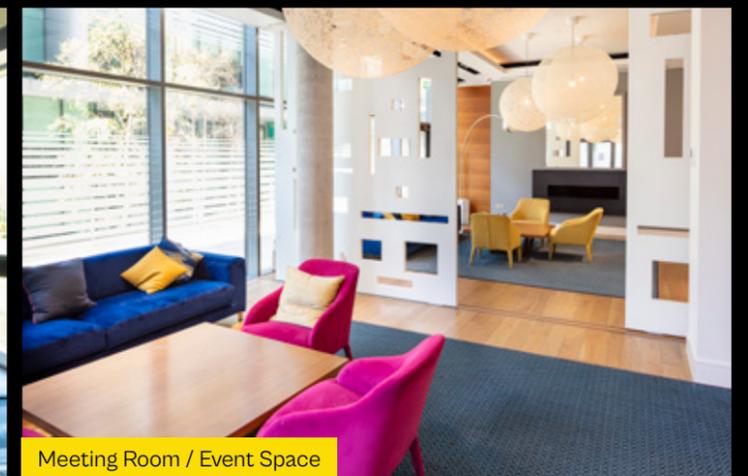
Cinema Room



Games Room



Gym



Meeting Room / Event Space

The Specs

Office suites are recently refurbished to a high specification including meeting rooms, LED Lighting with the option to include furniture.

YouHQ offers a generously sized canteen and kitchen area separate from your office, allowing tenants and their teams to make the most of their dedicated workspace. Henderson Park have configured each suite to showcase how many desks each unit can efficiently accommodate.



New LED lighting



New quality carpet tile



Freshly painted



4-pipe fan coil air conditioning



Raised access flooring



Suspended ceiling



Data cabling ready



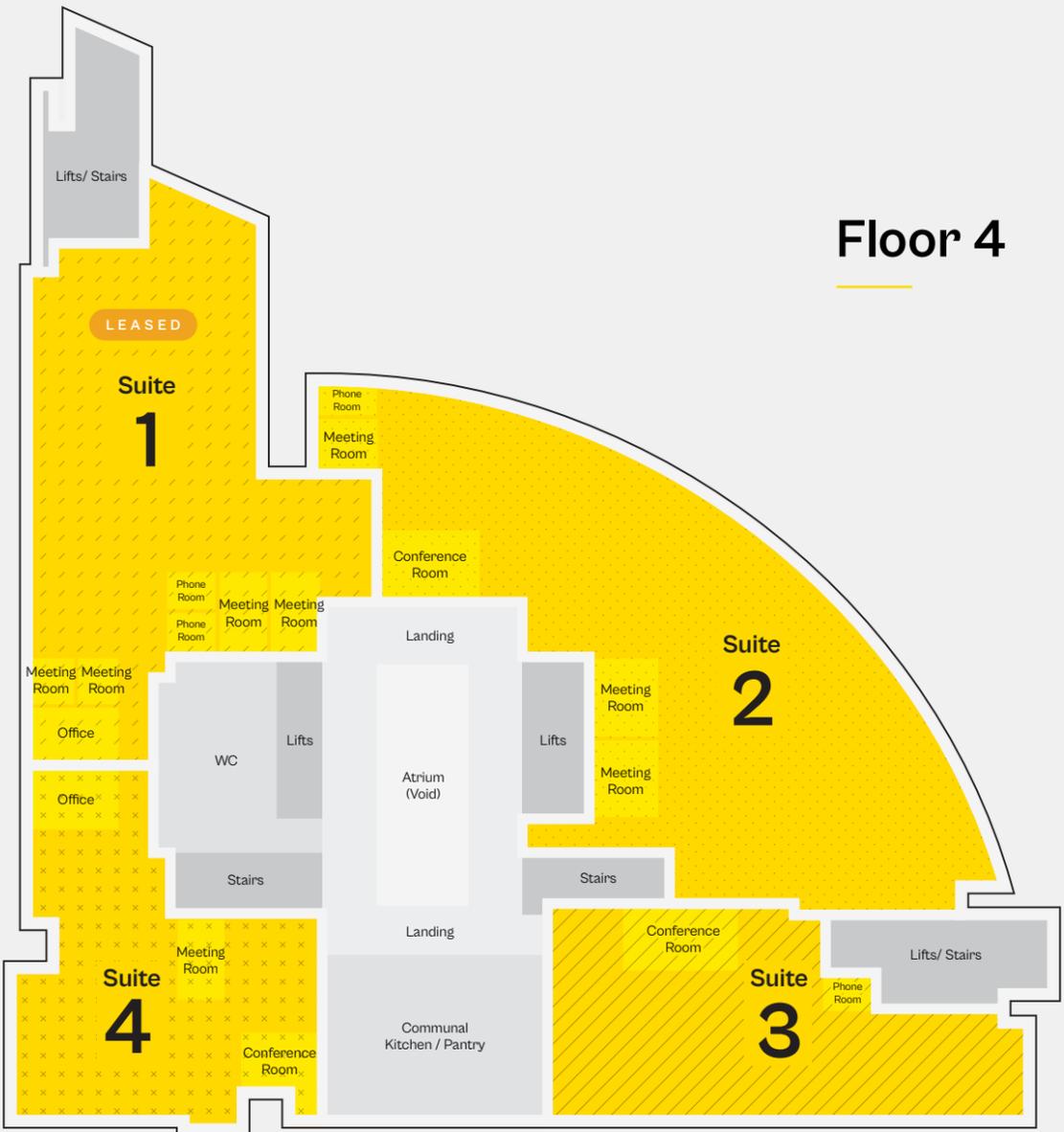
Optional furniture



Mix of cellular offices & meeting rooms

Our workspaces

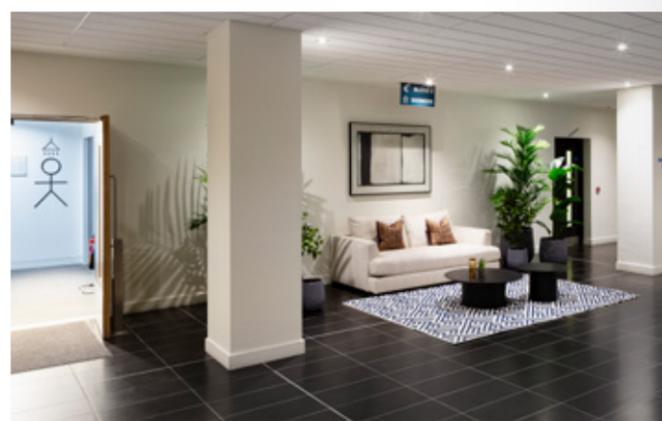
Short term / Scalable / Cost effective /
Optional fit-outs / Spectacular amenities



Suite 1	Suite 2	Suite 3	Suite 4
(Reserved)			(Reserved)
5,911 sq ft	10,849 sq ft	4,529 sq ft	4,709 sq ft
50-60	90-110	34-45	40-50

Suite 1*	Suite 2*	Suite 3*	Suite 4*
5,911 sq ft	10,849 sq ft	4,529 sq ft	4,709 sq ft
50-60	90-110	34-45	40-50

*Measurements Approximate. Pending final survey.



Location & Transport Links



Car
Adjacent to the M50 & N11



Luas Light Rail
Dedicated stop on-site (Green Line)

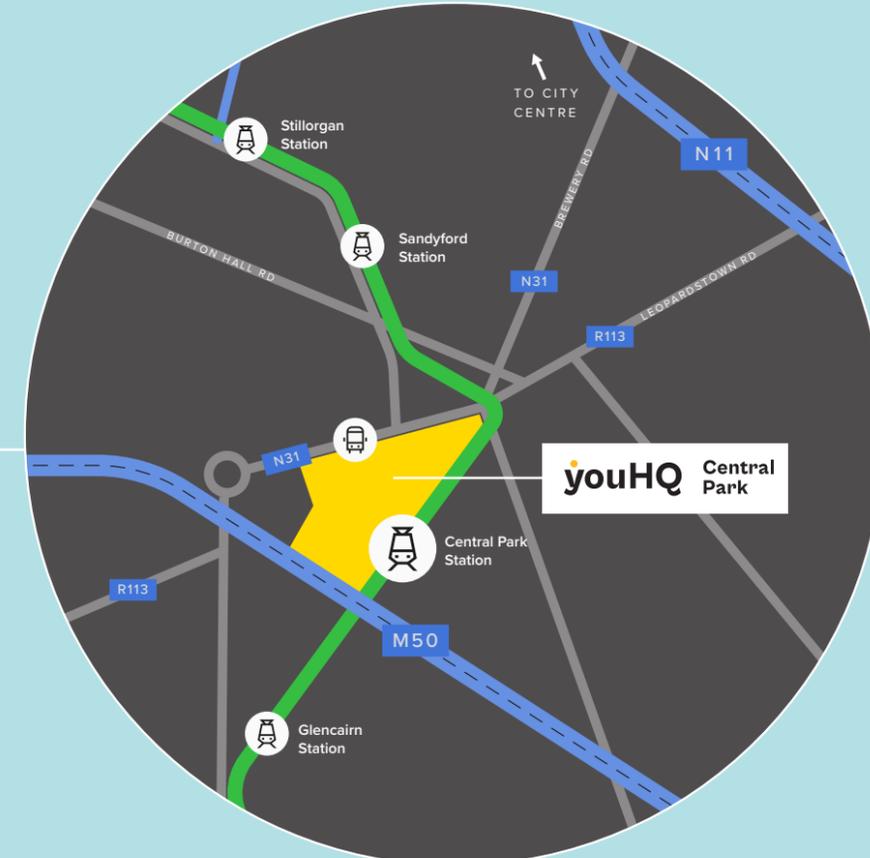
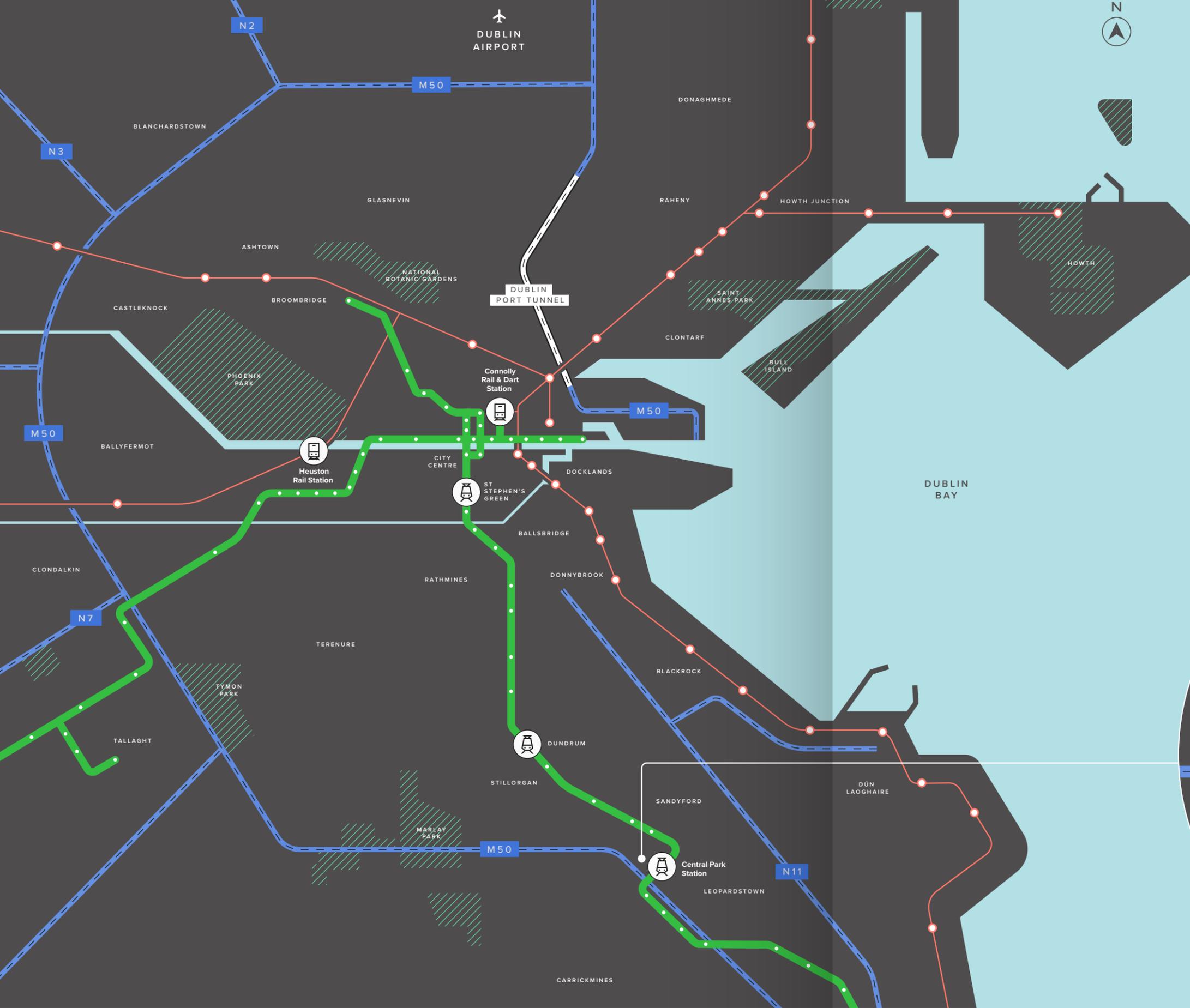


Bus

Shuttle Bus: private shuttle bus on-site serves City Centre & DART Station

Aircoach: dedicated stop on-site, departures every 10 minutes

Dublin Bus: stops at the park providing access to the city centre

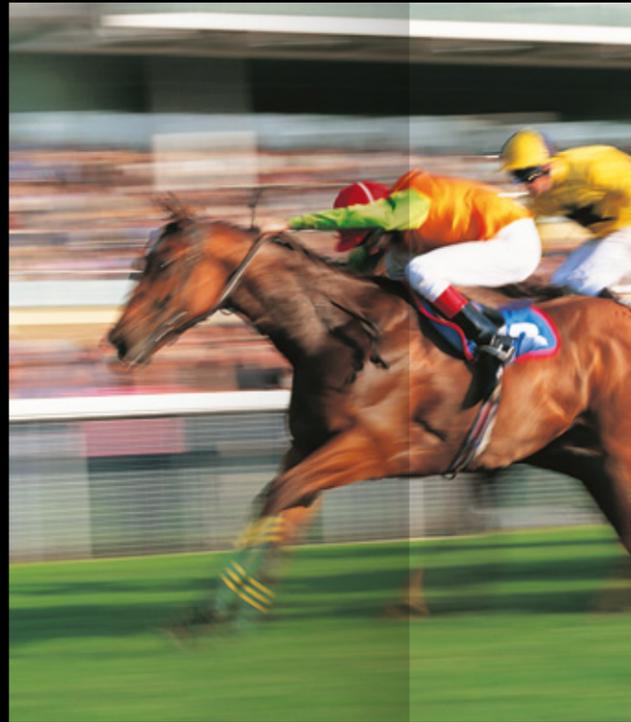


Map Legend

- Key Train Stations
- Key Luas Stations
- Luas Light Rail
- Irish Rail
- Motorways
- Dublin Port Tunnel
- Dublin Airport

Luas Travel Times

- Cherrywood
14 mins
- Carrickmines
10 mins
- Central Park
- Sandyford
3 mins
- Dundrum Town Centre
10 mins
- St. Stephen's Green
25 mins



Amenities

Central Park is well served by retail and leisure facilities with numerous amenities located in the park and also in the surrounding areas, including:

On-site

- Clayton Hotel
- Sasta by the City
- Munchies Sandwich Bar
- Centra Convenience Store
- Art of Coffee
- Sunbird
- Simply Beauty
- Red Bean Roastery

In close proximity

- Westwood Leisure Centre
- Leopardstown Racecourse and Golf Course
- Foxrock Golf Club
- Dundrum Town Centre
- Beacon South Quarter
- Dunnes Stores



On-site brands include:





LIVE WORK GROW

More than just a professional work environment, Central Park is also a warm and welcoming community that brings people together, thanks to our Live Work Grow programme.

At Central Park, your employees have access to many exciting events, talks, workshops, classes, clubs and networks that the Live Work Grow programme has to offer.



High-quality business parks are rare, especially business parks that foster genuine communities. That's what makes Central Park Leopardstown unique.

Live Work Grow is a Central Park initiative that transforms a professional working environment into a warm, welcoming community by finding creative ways to bring people together.

From wellness and fitness classes during lunchtime to after-work social nights and networking events, Live Work Grow offers a variety of activities to help the community

connect. The concierge team is also available to take care of life's small tasks, like organizing dry cleaning or booking taxis, to reduce daily stresses.

The team at Live Work Grow are constantly developing and rolling out new initiatives and events to make the Park an even more rewarding place in which to live and work

LWG.ie



YouHQ is the new
flexible offices offering
by Henderson Park.

**HENDERSON
PARK**

Enquiries

For enquiries please
contact joint letting agents:

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youHQ

youhq.ie

CENTRAL PARK

centralpark.ie