



## Ogier Leman's Real Estate and Dispute Resolution teams collaborate in an application for VR entertainment brand Sandbox

Deals - 17/08/2023

The virtual reality experience brand's new venue will be the first in Ireland to feature a robot bartender

VR entertainment brand Sandbox will occupy two bottom level units within the Grafton Place development, a new seven-storey retail and office block located on the corner of Dawson Street and Nassau Street in Dublin.

The team was led by Andrew Nagle, Partner, Real Estate, and Elaine White, Partner, Dispute Resolution, with contributions from Niamh Monahan, Associate, Dispute Resolution. "Our team is proud to have provided a suite of different services in supporting the arrival of Sandbox VR in Dublin," said Andrew.

"In a city starved of quality operators in the leisure and recreational space, it was a pleasure to have acted on the negotiations of this commercial lease," he added.

Elaine White, as a partner in Dispute Resolution and liquor licensing specialist, is delighted to be involved in such an unusual application, saying: "Sandbox VR is a real addition to the entertainment scene in Dublin. The licensing application, which uniquely features a robot bartender, is a novel and exciting challenge to work on."

Sandbox, operates in 40 cities worldwide, and its planned Irish outlet will have capacity for 120 customers. It will be the company's fourth European opening. Established in 2016 in Hong Kong, the brand's early investors include celebrities such as Justin Timberlake and Katy Perry.

A planning report submitted in support of the change of use by planning consultants Declan Brassil & Co described Sandbox as a global leader in location-based virtual reality entertainment, and that the proposed venue was "unique in Ireland and will enhance the mix of uses in the completed building and the diversity and attractiveness of the leisure and recreation offering in the wider

city centre during day and night”.

## About Ogier

Ogier is a professional services firm with the knowledge and expertise to handle the most demanding and complex transactions and provide expert, efficient and cost-effective services to all our clients. We regularly win awards for the quality of our client service, our work and our people.

## Disclaimer

This client briefing has been prepared for clients and professional associates of Ogier. The information and expressions of opinion which it contains are not intended to be a comprehensive study or to provide legal advice and should not be treated as a substitute for specific advice concerning individual situations.

Regulatory information can be found under [Legal Notice](#)

## Key Contacts



Andrew Nagle

Partner

Ireland

E: [andrew.nagle@ogier.com](mailto:andrew.nagle@ogier.com)

T: [+353 1 669 7071](tel:+35316697071)



Elaine White

Partner

Ireland

E: [elaine.white@ogier.com](mailto:elaine.white@ogier.com)

T: [+353 1 237 3081](tel:+35312373081)



Niamh Monahan

Associate

Ireland

E: [niamh.monahan@ogier.com](mailto:niamh.monahan@ogier.com)

T: [+353 1 232 0284](tel:+35312320284)

## Related Services

Property law

Dispute Resolution

Ireland Local Legal Services

Real Estate Structuring, Acquisitions and Disposals

## Related Sectors

Real Estate

Technology and Web3