

**3<sup>D</sup>  
Z  
4**  
**SANDYFORD**  
BUSINESS PARK



BER D1



ACCOMMODATION

Unit 3	GIA	
	Sq M	Sq FT
Ground Floor Offices	295.2	3,178
First Floor Offices	302.0	3,251
Sub-Total	597.2	6,428
Unit 4		
Ground Floor Offices	419.9	4,520
First Floor Offices	433.5	4,666
Stores	148.8	1,602
Sub-Total	1,002.2	10,788
Total	1,599.4	17,216

DESCRIPTION

Three and Four, Sandyford Business Park comprises two-storey, mid-terrace offices with stores. Internally the office specification is modern with raised access floors, suspended ceilings, recessed lights and air conditioning. The offices are fully-fitted with a mixture of open plan and cellular accommodation. There is also a large canteen, shower and changing facilities with ample car parking to the front and rear. The stores are accessed via roller shutter door.

The units were formerly occupied as a single unit and interlink at both ground and first floor. The units could be occupied separately.



LOCATION

Sandyford is located approximately 12 km south of Dublin city centre and is a popular suburban corporate location with occupiers including Google, Microsoft, Salesforce, Verizon, AIB, Service Source and Regus to name but a few.

Units three and four occupy a central and prominent position on Burton Hall Road. The M50 is readily accessible approximately 2 km to the south-west via Junction 14. The M50 is Dublin's orbital motorway which connects with all major routes to and from Dublin.

Sandyford benefits from excellent public transport links. The Luas green line (Sandyford stop) is located approximately 650 metres from the property and provides

regular and quick access to the city centre. Numerous Dublin Bus routes provide access to the city centre via the N11 Quality Bus Corridor. The DART is accessible at Blackrock approximately 5 km to the north-east.

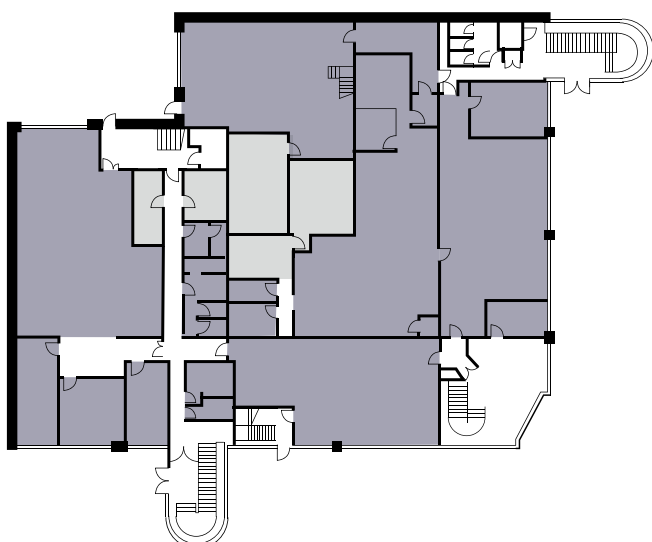
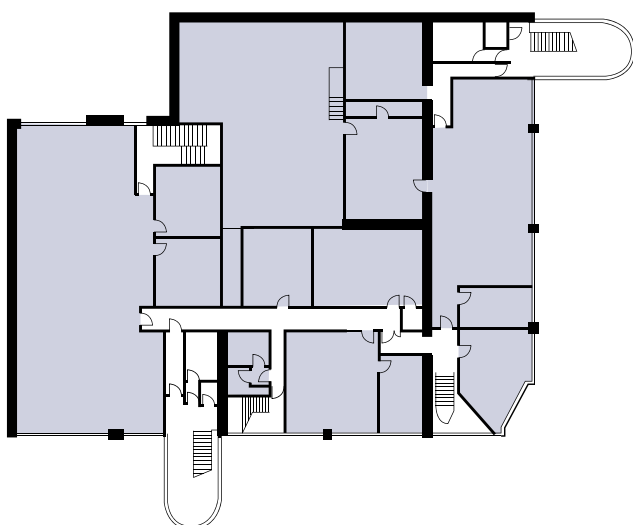
Sandyford is served by excellent amenities including Leopardstown Racecourse, The Beacon Hotel, Clayton Hotel and Dundrum Town Centre which are all nearby. The Beacon South Quarter provides a range of local conveniences to occupiers including Dunnes Stores, Ben Dunne Gyms and numerous coffee shops, sandwich bars and restaurants.



# 3<sup>rd</sup> 4

## SANDYFORD BUSINESS PARK

### FLOOR PLANS



For illustrative purposes only.

### SPECIFICATION

- Suspended ceilings
- Raised access floors with floor boxes
- Perimeter trunking
- Air conditioning
- Passenger lift
- Fully-fitted kitchen
- Roller shutter door access to stores at rear
- Male and female WC's
- Mix of open-plan and cellular offices
- Showers

### FURTHER INFORMATION

#### Car Parking

28 car parking spaces can be provided.

#### Lease

The property is available immediately by way of a sublease/ lease assignment.

#### Rent

On application.

#### BER

D1.

#### BER number

800453219.

### CONTACT

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