AVAILABLE IMMEDIATELY

IMPRESSIONIVE 3RD FLOOR FULLY FITTED OFFICE SUITE APPROX. 741 SQ. M. (7,973 SQ. FT.)

6 CAR PARKING SPACES

LOCATED ADJACENT TO THE BEACON HOSPITAL AND BEACON CLINIC

WALKING DISTANCE TO THE LUAS GREEN LINE AND JUST OFF THE M50

3rd Floor, Block D
The Concourse Building
SANDYFORD, DUBLIN 18

TO LET • TO LET • TO LET • TO LET • TO LET
BY WAY OF ASSIGNMENT/ FLEXIBLE SUB LEASE

BER C2

BDM Property
The property benefits from excellent public transport links being only a few minutes walk from the Green LUAS line station at Stillorgan which provides direct access to Dublin City Centre within 25 minutes. Sandyford is also well serviced by Dublin Bus connecting it to the surrounding suburbs and wider City.

It is also easily accessible by car with the M50 junctions 13 & 14 located close by providing access to Dublin Airport and the National Arterial Road Network.

LOCATION

The office unit is located in the Beacon Court development which is situated on the corner of Blackthorn Drive and the Drummartin Link Road. The location is in the heart of the Sandyford Business District, within a short stroll of the Beacon South Quarter and all of its numerous cafes, restaurants, shops and gyms.
DESCRIPTION

This impressive 3rd floor office suite extends to approximately 741 sq. m. / 7,973 sq. ft. (GIA) and occupies the entire floor with commanding views to the mountains. Access to the floor is provided by way of a glass elevator allowing for impressive views down into the communal atrium that links the Concourse to both the Beacon Hospital and the Beacon Clinic.

The subject office is presented in excellent condition and provides a Reception and Seating Area, 2 Open Plan Office Area’s, a Boardroom, 5 Cellular Offices/Meeting rooms, Canteen, WC’s, Comms/IT room and Store rooms. The office benefits from an abundance of natural light from the floor to ceiling glazing.

The location of the office unit within the Beacon Court development and beside the Beacon Hospital and Clinic would make it ideal for companies in the medical field and associated industries (STPP).

The general specification includes:

- Raised access floors
- Suspended Ceilings
- LED lighting with PIR sensors
- Air Conditioning - VRF
- Mix of open plan and cellular offices/meeting rooms
- Staff canteen
- Male, Female and disabled toilets
- Shower facilities
- 6 car parking spaces
LEASE
The property is available by way of an Assignment / Flexible Sub Lease.

RENT
Available on application.

RATES
Available on application.

SERVICE CHARGE/INSURANCE
Available on application.

BUILDING ENERGY RATING
BER number: 800893398

FURTHER INFORMATION / VIEWING
Strictly by appointment with the sole letting agent Bagnall Doyle MacMahon. For further information please contact:

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