

TO LET



Millbank House

Arkle Road, Sandyford Business Park, Dublin 18



- 4,995 sq ft (464.05 sq m)
- Fully fitted, penthouse floor offering exceptional views, situated in the heart of Sandyford
- Available by way of Assignment

Specification:

The 3rd Floor provides a canteen, cellular office/meeting rooms along with shower and changing facilities at basement level.

The floor is predominantly open plan and boasts a highly efficient floor plate suitable for a wide variety of occupiers.

The specification for each includes:



AIR-CONDITIONING



SUSPENDED CEILINGS



LED LIGHTING



CAT 6 CABLING



SHOWER AND CHANGING FACILITIES



FITTED CANTEEN



MIXTURE OF OPEN PLAN AND CELLULAR OFFICES / MEETING ROOMS

Description:

The 3rd Floor of Millbank House provides bright, efficient fitted accommodation at penthouse level. The space has been recently refurbished to a high standard and offers plug and play opportunities to incoming tenants

Tenants will also have the benefit of 10 car parking spaces located in the secure underground car park. The basement also provides communal shower and changing facilities together with secure bicycle parking.

The property is currently held under a 20-year lease from 23rd October 2007 and is available immediately by way of Lease Assignment until 22nd October 2027.

Accommodation Schedule:

Floor	Sq Ft	Sq M
3rd Floor	4,995 sq ft	464.05 sq m
Total	4,995 sq ft	464.05 sq m

All intending Tenants / Purchasers are specifically advised to verify the floor areas and carry out their own due diligence*





Location:

Sandyford Business District has become the most prominent suburban office location in Dublin over the last number of years. Google, Facebook, Mastercard, Salesforce, Vodafone and Bank of America Merrill Lynch have all established significant hubs in the area.

The area is also well served by amenities in terms of leisure activities and food and beverage options. Some examples are Westwood and Raw gyms, The Beacon and Clayton Hotels, Handprint and Freshii cafes and Foxrock/Leopardstown golf courses.

The immediate area is readily available to numerous transport modes.



1-minute walk to the LUAS stop at Sandyford (22 mins to St Stephens Green)



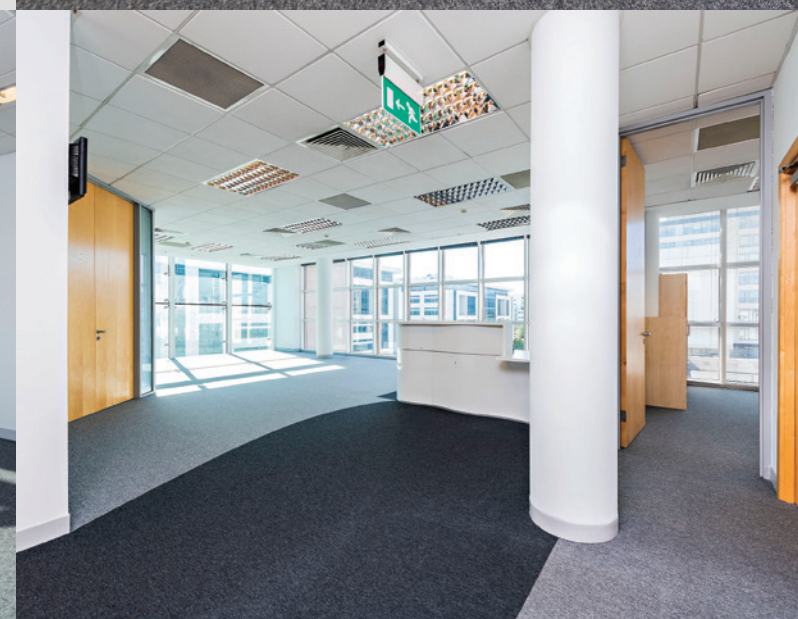
A number of Dublin bus routes serve the area



Air Coach links to Dublin Airport



Access to the M50 motorway in minutes connecting you the North, South and West of Dublin





Terms:

Available by way of Assignment

Rent:

On application

BER:

BER C3

BER Number: 800618670

EPI: 278.88(kWh/m²/yr)

Inspections:

Strictly by prior appointment through sole agents JLL.



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