



SILVERSTONE HOUSE

THIRD FLOOR

SANDYFORD

DESCRIPTION

THE THIRD FLOOR OF SILVERSTONE HOUSE OFFERS OCCUPIERS A UNIQUE OPPORTUNITY TO OCCUPY FULLY FITTED OFFICE ACCOMMODATION IN WALK IN CONDITION. THE SPACE COMPRISES 7,647 SQ. FT. AND IS AVAILABLE IMMEDIATELY ON FLEXIBLE LEASE TERMS.

2



DESCRIPTION



FULLY FITTED, PLUG
& PLAY ACCOMMODATION



OPEN PLAN LAYOUT WITH
ASSOCIATED MEETING ROOMS,
OFFICES, AND A CANTEEN



SHOWER FACILITIES



15 CAR PARKING SPACES



FLEXIBLE LEASE TERMS AVAILABLE



LOCATION

Silverstone House is situated just 20 minutes from the city centre in arguably Dublin's most sought after suburban office location. The building is easily accessible via numerous modes of public transport including the Luas, Dublin Bus and Aircoach. The area is home to several well-established companies including Jacobs Engineering, BNP Paribas, Google, Meta, Mastercard and Microsoft to name but a few.

The building is uniquely positioned to benefit from an abundance of food and beverage offerings including Elephant & Castle, Red Torch Ginger, Zambrero and Dunnes Stores while there is a vast range of well-renowned leisure facilities to choose from including Flyefit, Raw and Southside Gyms.

The location is reachable via numerous modes of transport:

LEGEND

-  DUBLIN BUS
-  AIRPORT BUS LINK
-  LUAS STOPS
-  M50 MOTORWAY
-  N11 DUAL CARRIAGEWAY



FLOOR PLAN



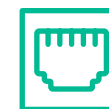
LED LIGHTING



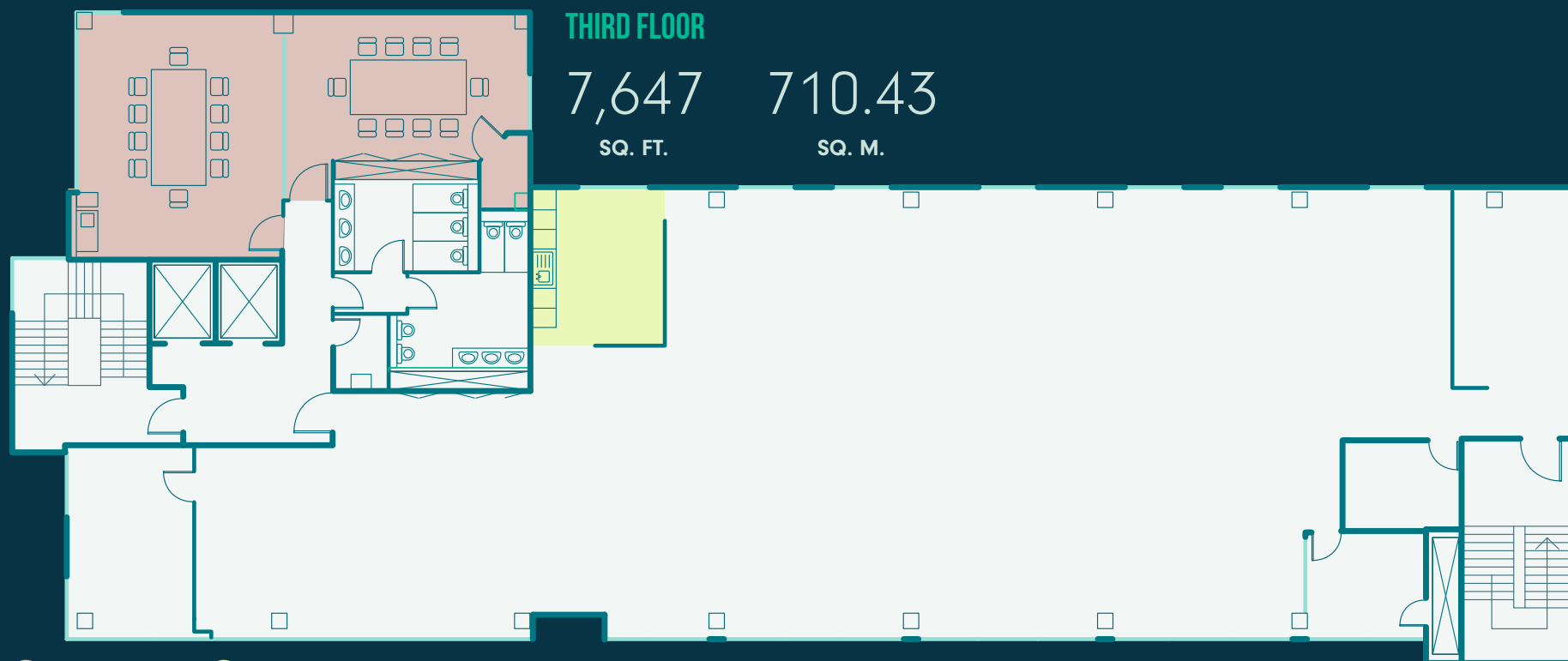
AIR-CONDITIONING



PARTITIONED OFFICES/
MEETING ROOMS



RAISED ACCESS FLOORS
WIRED WITH POWER & DATA



BOARD ROOM



TEA STATION

LEASE TERM

Available on flexible lease terms.

SERVICE CHARGE

The service charge amount to approximately €4.87 psf.

INSPECTIONS

Strictly by private appointment through sole agents JLL.

AGENT



JLL, Styne House,
Upper Hatch Street, Dublin 2
PSRA No. 002273

CONTACT

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SURVEYOR

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COMMERCIAL RATE

The commercial rates amount to approximately €5.50 psf.

BER



TARA O'REILLY
GRADUATE SURVEYOR

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