



To Let

7,647 sq ft of high quality office space in Sandyford business district.

- Fully fitted accommodation
- 1 min walk from Luas
- Shower & changing facilities in basement
- BER D2

3rd Floor, Silverstone House

Sandyford, Dublin 18, D18 A7K7

7,647 sq ft

710.43 sq m

Reference: #154189

BER D2

3rd Floor, Silverstone House

Sandyford, Dublin 18, D18 A7K7



Summary

Rent	€26 per sq ft
Rates Payable	€5.50 per sq ft based on 2024 valuation
Service Charge	€4.87 per sq ft Excl VAT
Car Parking	€1,750 per space / annum
BER	D2

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Third Floor	7,647	710.43	Available
Total	7,647	710.43	

Conor Fitzpatrick

+353 14779714 | +353 838414109

conor.fitzpatrick@jll.com

Caroline Nugent

+ 353 1 4779771 | + 353 86 0845378

caroline.nugent@jll.com

Tara O'Reilly

+353 (1) 673 1680 | +353 (0) 86 833 5458

tara.oreilly@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



