



## FOR SALE

1,666 SQ FT  
(154.78 SQ M)

Own Door Office

Vacant Possession

- Modern Office Building
- Full Vacant Possession
- c. 155 sq. m. / 1,666 sq. ft.
- 5 Car Parking Spaces
- Excellent Transport Links



## Summary

Available Size	1,666 sq ft / 154.78 sq m
Price	Price on application
Service Charge	€1,700 per annum
Car Parking	5 Car Parking Spaces
BER	B3 (801110610)

## Description

2C The Forum comprises ground and first-floor office space, currently with separate access, which could be reintegrated into one unit.

The property extends to c. 154.8 sq. m. / 1,666 sq. ft. in total and has the benefit of 5 car parking spaces, which include 3 EV chargers.

The ground floor extends to 76.8 sq. m. / 826 sq. ft. and features an own-door office with a mix of open-plan and cellular offices, a kitchen and w.c.

The first floor is accessed through a separate door as part of the entrance to the residential accommodation overhead.

The first floor extends to 78.0 sq. m. / 840 sq. ft. and features a mix of open-plan and cellular offices, a kitchen and w.c.

Internally the property is in good condition with plastered and painted walls and carpeted floors. The property consists of suspended ceiling tiles with LED Lighting and an electric heating system.

## Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m
Ground Floor	826	76.74
First Floor	840	78.04
<b>Total</b>	<b>1,666</b>	<b>154.78</b>

## Location

The Forum is located in Sandyford, Dublin 18 and comprises a mixed-use development of offices and residential accommodation.

Sandyford is widely regarded as one of Dublin's premier business districts in the suburbs, with exceptional transport links, proximity to key amenities, and easy access to the M50 motorway.

The Stillorgan Luas Stop is a 2-minute walk from The Forum, providing ease of access to the City Centre and the South Suburbs. The N11 is located a 5-minute drive from The Forum and is the main artery to the City Centre.

The Sandyford Business District presents a diverse range of possibilities for investors or owner-occupiers.

There are a large variety of amenities nearby, including the Beacon South Quarter, The Beacon Hospital and the Clayton Hotel.

## Specification

- Own Door Office
- LED Lighting
- Suspended Ceilings
- Electric Heating
- 2 Kitchens
- Car Parking
- EV Chargers

## Viewings

Viewing by Appointment Only - Please contact Quinn Agnew

## Terms

Full Vacant Possession



**Eoin Doyle**

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