



Unit 8B, Sandyford Business Centre

Sandyford Industrial Estate, Sandyford, D18 W2C1

3,983 sq ft
(370.03 sq m)

- Long leasehold Title of 235 years from the 1st January 2004
- Vacant Possession
- Self-Contained Unit
- 350m from LUAS
- 12 Car Spaces

Unit 8B, Sandyford Business Centre, Sandyford Industrial Estate, Sandyford, D18 W2C1

Summary

| | |
|-----------------------|---|
| Available Size | 3,983 sq ft |
| Price | €1,000,000 Exclusive of VAT. |
| Rates Payable | €17,057.95 per annum Approx. |
| Estate Charge | €3,089.80 per annum Approx. Plus VAT |
| BER Rating | D1 |

Description

For Sale By Private Treaty

Guiding €1,000,000 exclusive of VAT.

Long leasehold Title of 235 years from the 1st January 2004

Unit 8B comprises a two-storey, own-door, self-contained office unit located within Sandyford Business Centre, available on a long leasehold title. The accommodation extends to approximately 3,983 sq. ft. and is predominantly open-plan, with partitioning providing a mix of cellular offices throughout.

The property is presented in excellent condition and finished to a high standard, incorporating raised access floors, suspended ceilings, and floor boxes to accommodate modern office requirements.

Location

Located in the heart of the thriving Sandyford Business District approximately 8km south of Dublin city centre, the property benefits from excellent connectivity and a prime commercial setting. The Sandyford LUAS stop is situated within a four-minute walk of the property, while Dublin Bus operates regular services to the city centre and south suburbs. The area also enjoys close proximity to key amenities and easy access to the M50 motorway.

Sandyford continues to attract a diverse mix of international and domestic occupiers, making it an ideal location for commercial investment. Neighbouring occupiers include Meta, Dalata Group, BNP Paribas, John Paul Construction, ResMed and RBK.

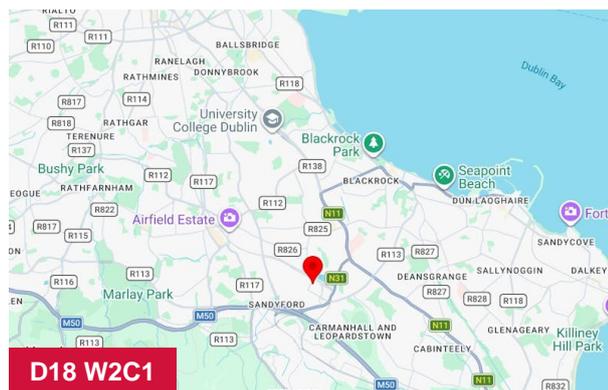
Accommodation

The accommodation comprises the following Gross Internal Areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Unit | 3,983 | 370.03 | Available |
| Total | 3,983 | 370.03 | |

Specification

- Suspended ceilings
- Air conditioning
- Raised access floors
- Kitchenette
- 12 Parking spaces
- BER D1



Viewing & Further Information



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