



10 Leopardstown Office Park

Sandyford, Dublin 18, D18 FK72

Own Door Unit

Established Office Park

2,960 sq ft

(274.99 sq m)

- Self-Contained, Own Door Office
- Prime Suburban Location
- c. 275 sq. m. / 2,970 sq. ft.
- 10 Designated Car Parking Spaces
- Excellent Transport Links

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Summary

Available Size	2,960 sq ft
Price	Price on application
Rates Payable	€9,801.20 per annum
Service Charge	N/A
Car Parking	10 Car Park Spaces
BER Rating	C (307.9)

Description

The subject property comprises a three storey, end of terrace, own door, self-contained office development of modern construction with feature brick façade.

The building extends to c. 275 sq. m. / 2,960 sq. ft.

The specification includes permitter trunking, suspended ceilings incorporating recessed lighting and electric heating.

The current configuration provides for mainly an open-plan layout. Tea Stations are fitted on the ground and first floors.

2 x wc's, 2 x whb's

10 designated car parking spaces

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Unit 10	2,960	274.99	Available
Total	2,960	274.99	

Location

Leopardstown Office Park occupies a prominent site within Sandyford Business District.

The development is strategically located at the junction of Burton Hall Road/Burton Hall Avenue, c. 10km south of Dublin City Centre and c. 2.5km from the M50 (Junction 14) facilitating immediate access to the primary arterial routes serving the country.

Sandyford Business District is well served by public transport. Notably, Sandyford Luas Stop is within 500m of Leopardstown Office Park.

Sandyford has become one of Ireland's most prominent business hubs. Leading international occupiers include Meta, Microsoft and Mastercard.

Terms

Vacant Possession

Viewings

Viewing by Appointment Only - Please contact Quinn Agnew

