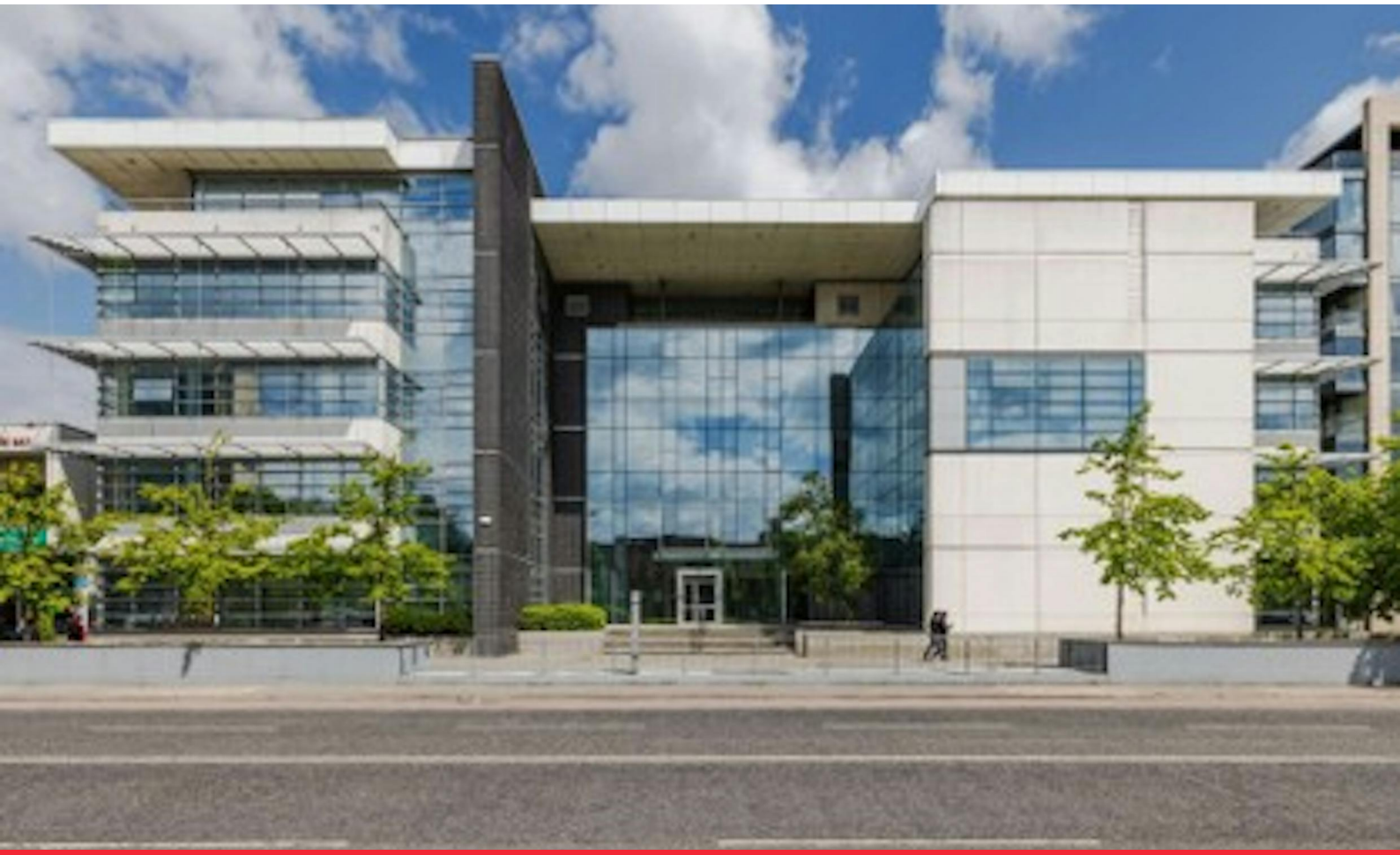
Lisney | COMMERCIAL REAL ESTATE

To Let



# Penthouse Suite, Apex Business Centre, Dublin 18

Apex Business Centre, Blackthorn Road, Dublin, D18 Y6X5

## Fully Fitted Office Space – Penthouse Floor

**5,062 sq ft**
(470.28 sq m)

- Full furnished office office with private terrace
- Large meeting room & board room
- Large open-plan office with 56 Sit-Stand Desks
- Raised access floors & suspended ceilings
- VRF air conditioning
- LED lights
- Shower rooms on penthouse & basement levels

# Penthouse Suite, Apex Business Centre, Dublin 18, Apex Business Centre, Blackthorn Road, Dublin, D18 Y6X5

## Summary

| | |
|---|---|
| **Available Size** | 5,062 sq ft |
| **Rent** | Rent on application |
| **Rates Payable** | €4.70 per sq ft |
| **Car Parking** | €1,750 per space / annum |
| **BER Rating** | C2 |

## Description

Apex Business Centre is a modern five-storey office building situated in the heart of the Sandyford Business District. The property benefits from a double-height staffed reception, lift access to all floors, and secure basement car parking.

Units C & D, located on the penthouse level, offer fully fitted, turnkey office accommodation, featuring floor-to-ceiling glazing, a private terrace with excellent views, and abundant natural light throughout. The open-plan workspace includes 56 sit & stand desks, each fully wired for power and data, complemented by a generous boardroom and meeting room.

This high-quality office suite combines modern functionality with a premium working environment, ideally suited to occupiers seeking a flexible, contemporary workspace in a prime business location.

## Location

The Apex Business Centre occupies a prominent position at the junction of Blackthorn Drive and Blackthorn Road in Sandyford. The location offers excellent connectivity, with immediate access to the M50 motorway and the Luas Green Line within a 10-minute walk.

The area is well served by public transport, with several Dublin Bus routes (including the 11, 47 and S8) as well as a feeder service to Blackrock DART Station.

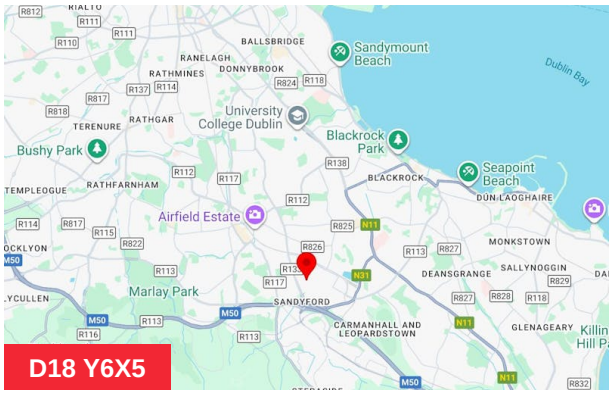
The property is positioned opposite Beacon Court, the Beacon Hotel and Beacon South Quarter, providing a wide range of on-site amenities including restaurants, cafés, retail outlets, leisure facilities and banking services.

Sandyford is a prime business hub and home to a significant cluster of international occupiers, with global names such as Google, Microsoft, Facebook and Mastercard established in the area.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| 4th | 5,062 | 470.28 | Available |
| **Total** | **5,062** | **470.28** | |



## Viewing & Further Information

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