

THE CHASE

ARKLE ROAD, SANDYFORD,
DUBLIN 18

TO LET
FULLY FITTED OFFICES

THE CHASE

ARKLE ROAD, SANDYFORD
DUBLIN 18

KENNEDY WILSON



MODERN GRADE A
OFFICE SPACE

23,887 SQUARE FEET
OF AVAILABLE OFFICE SPACE



With 8 floors of modern office accommodation, The Chase is one of the largest and best office buildings in the Sandyford Business District. The stunning views over Dublin Bay and Dublin Mountains coupled with the excellent transport links makes The Chase the ideal office location.

-  LUAS ACCESS
-  24 HOUR ACCESS WITH MANNED SECURITY
-  SHOWER AND CHANGING FACILITIES
-  SECURE BASEMENT PARKING
-  ELECTRIC CAR CHARGING POINTS
-  2.75M FLOOR TO CEILING HEIGHT
-  AMPLE BICYCLE PARKING
-  CYCLE REPAIR AND PUMP STATION
-  DRY CLEANING SERVICE
-  EXCELLENT AMENITIES ON YOUR DOORSTEP



MODERN DOUBLE HEIGHT RECEPTION



AVAILABLE ACCOMMODATION

Floor	sq.m.	sq.ft.	Car Parking
Fourth	2,219	23,887	36

* Measured on a GIA basis



SPECIFICATION

- > BREEAM accredited
- > Modern reception area with breakout seating
- > Suspended ceiling system
Incorporating recessed lighting
- > Air conditioning
Gas fired VRV system
- > Raised access floors
Floor boxes 1 per 10 sq.m.
- > 6 x 13 Passenger lifts
- > 2.75m floor to ceiling heights
- > Ladies & Gents toilets with wheelchair accessibility
- > Shower facilities
- > Energy Efficient LED lighting throughout with PIR detection
- > Urinal cisterns incorporating a flow saving device
- > A rainwater harvesting system provides water for WC & Urinal flushing

HIGHLY EFFICIENT
MODERN FLOOR PLATE

STUNNING VIEWS



AMENITIES

The immediate location offers a wide range of coffee shops, restaurants, shops and gyms. Beacon South Quarter, a vibrant shopping district is a two minute walk from The Chase and Dundrum Town Centre, one of Europe's leading shopping destinations, is only a 5 minute Luas journey.



- 01 FRESHII
- 02 BARISTA'S CAFÉ
- 03 CHINA SICHUAN
- 04 LA DOLCE VITA
- 05 LONDIS & INSOMNIA
- 06 CHOPPED
- 07 URBAN FOX BRASSERIE & BAR
- 08 SQUARE ONE CAFÉ
- 09 CROSSFIT SANDYFORD
- 10 RAW GYMS
- 11 THE WALL CLIMBING GYM
- 12 MOD PHYSICAL CULTURE GYM
- 13 YOGA LAB
- 14 PURE YOGA
- 15 THE BEACON HOTEL
- 16 THE CLAYTON HOTEL
- 17 THE BEACON SOUTH QUARTER
 - > Starbucks
 - > Dunnes
 - > F45 Training
 - > Your Local Pharmacy
 - > The Coffee Shot
 - > Pizza Hut
 - > Ulster Bank
 - > Bank of Ireland
 - > O'Briens Wines
 - > Mango Tree
 - > Michie Sushi
 - > Beacon Barber

LOCATION

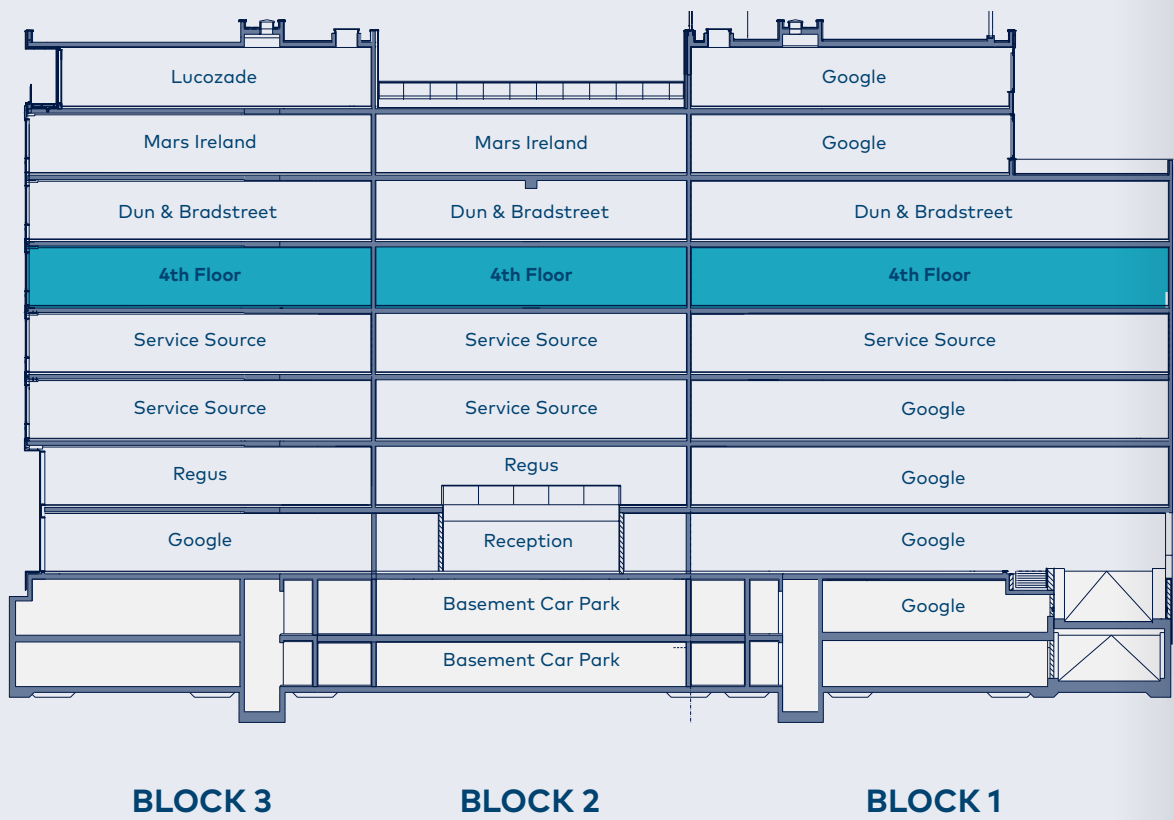
Sandyford is one of the most successful suburban locations in Dublin due to the excellent transport network, readily available workforce and abundance of local amenities. The area has attracted many high profile occupiers including Facebook, Salesforce, Mastercard and Google.

The Chase is ideally positioned immediately adjacent to the Luas stop and bus routes including the Aircoach and feeder bus service to Blackrock DART Station.



Elevation

Available



FOURTH FLOOR

2,219 sq m / 23,887 sq ft

For illustrative purposes only.



CONTACT

Viewings strictly be appointment through joint letting agents:



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