

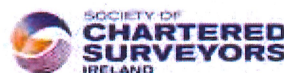
SUPERBLY FITTED OFFICE SUITE **FOR SALE OR TO LET**
SUITE ONE, CUBES OFFICES, BEACON SOUTH QUARTER,
SANDYFORD, DUBLIN 18



- * Modern self contained split level office suite, comprising predominantly open plan office accommodation together with Board Room & Private Cellular Office and located at first floor level.
- * Gross internal floor area approx. 227 Sq. Metres (approx. 2,451 Sq. Ft) together with 4 secure designated underground car spaces.
- * Raised access floors, air conditioning, suspended ceilings together with kitchenette/staff canteen.
- * Very popular southside suburban office location, well serviced by public transport Luas & Dublin Bus and with immediate access to M50 motorway.
- * Available immediately.

Subject to Contract

VIEWING BY APPOINTMENT



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Accommodation:

	Approx Sq. M.	Approx Sq. Ft.
Office Suite One	227	2,451

Title: Held under very long leasehold title.

or

Terms: Available under the terms of a new long term lease with the tenant liable for the payment of local authority rates, service charge and landlords insurance.

VAT: We are advised that VAT will NOT be applicable to the proposed purchase price/rent.

BER: E1. Ber Number: 800568628

Rates: On Application.

Service Charge: For 2024 approx. €16,000 per annum.

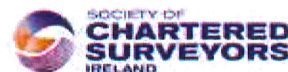
Price/Rent: On Application.

To view or for additional information-

Contact: Ben Pearson - bpearson@agar.ie - 087 981 5200

Subject to Contract

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