

# TO LET

# FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



## SUITE 6 THE AVENUE BEACON COURT SANDYFORD DUBLIN 18

- FIRST FLOOR OFFICE SUITE IN TURNKEY CONDITION
- OPEN PLAN RECEPTION & PRIVATE OFFICES
- LOCATED IN THE HEART OF THE SANDYFORD BUSINESS DISTRICT
- 2 CAR PARKING SPACES

For all enquiries call or visit our website:

**01 2933800 | [www.fjfrisby.ie](http://www.fjfrisby.ie)**





## LOCATION

Sandyford has established itself as one of the most successful suburban locations in Dublin due to its excellent accessibility, amenities and transport links. The area has a high concentration of office, industrial and residential development attracting a much sought-after workforce and a dynamic environment with many national and international occupiers.

The property is located within the highly sought after Beacon Court development accessed via Bracken Road and adjoining the Beacon Hospital on Blackthorn Road. The property is a short walk from the Sandyford & Stillorgan Luas stations for direct access to the city centre within 25 minutes, there are local bus routes, Air-coach and feeder links to Blackrock Dart Station, and easy access within 1km to the M50 Motorway, Dublin's orbital route, accessed at junction 14, affording a 30-minute journey to the Airport. In addition, it is close to numerous nearby amenities including Dundrum Town Centre, Leopardstown Race Course, Central Park, Airfield and Fernhill Park and Gardens.

The Beacon Court lies next to the Beacon South Quarter development in walking distance, home to a vibrant retail environment. The complex is anchored by Dunnes Stores, in addition to other retail outlets including O Briens Wines, Your Local Pharmacy, Flyefit, Tribe Fitness Studio, Sigmoid Indoor Golf Centre, Dental and Healthcare providers, Banking facilities, JYSK, Bo Concept, Soul, Kube and Roche Bobois furniture outlets, numerous restaurant and coffee shop offerings including Elephant and Castle, Starbucks, Coffee Shot, Michi Sushi, Pizza Hut and Zambrero among others.

## DESCRIPTION

The subject property comprises an own-door office suite located on the 1st floor of Suite 6 The Avenue, which is a three storey, modern office building comprising three self-contained office suites each with their own floor. The property is accessed via glass doors from the avenue into a lobby and stairwell.

Internally the suite has been completed to a very high standard with raised access concrete floors, newly carpeted throughout. Plastered and painted walls, suspended ceilings, LED lighting and AC.

The layout of the suite is open plan on entrance, suitable for a reception or bench desking, with 2 private offices off the main area, 1 larger office and 1 smaller office. Additionally there is a kitchenette. The WC is located outside the office suite on the same level and is private to the suite.

There are windows across both main walls of the office which provide plenty of natural lighting.

Externally the property benefits from 2 car parking spaces located in the basement car park accessed by fob and electric gate.

## ACCOMMODATION (APPROX)

	SQ FT	SQ M
Office	1,100	102
<b>TOTAL</b>	<b>1,100</b>	<b>102</b>



Price available upon request. Inspection strictly by prior appointment only.

F. J. Frisby & Associates Limited | Suite 17 | The Mall | Beacon Court | Sandyford | Dublin 18 | D18 E3C8

Tel: 01 2933 800 Email: [info@fjfrisby.ie](mailto:info@fjfrisby.ie) Web: [www.fjfrisby.ie](http://www.fjfrisby.ie)

PSRA Licence No: 002980

**Note:** These particulars are issued by the Agents on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, the Agents, for themselves and for the vendor/lessor whose agents they are, give notice that: - (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, reference to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither the Agents or their employees have any authority to make any or give any representation or warranty in relation to the property.