

**TO
LET** | **FJ|FRISBY**
COMMERCIAL PROPERTY SPECIALISTS



**SUITE D APEX BUSINESS CENTRE
BLACKTHORN ROAD
SANDYFORD, DUBLIN 18
- 2,045 SQ FT (190 SQ M) -**

- MODERN OPEN PLAN OFFICE SUITE
- TURNKEY CONDITION READY FOR IMMEDIATE OCCUPATION
- LOCATED IN THE HEART OF THE SANDYFORD BUSINESS DISTRICT
- 5 CAR PARKING SPACES

For all enquiries call or visit our website:

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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 Apex Business Centre on Blackthorn Road opposite the Beacon Hospital and adjoining the Beacon South Quarter complex. The property is a short walk from the Stillorgan Luas station 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.

On the doorstep of the property is the Beacon South Quarter development, 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 at third floor level located within the Apex Business Centre which is a five storey, modern office building comprising a number of self-contained office suites and impressive reception area with a double height atrium. The property is accessed via lift or stairs which lead to double doors linked to a fob system for access. Internally the suite has been completed to a very high standard with raised access concrete floors, carpeted throughout with floor boxes at all workstations. Plastered and painted walls, suspended ceilings, LED lighting, radiators and air conditioning.

The layout of the suite is open plan throughout with work stations for 35 people plus room for a large meeting table. There are male and female toilets tiled throughout and fitted with Dyson hand dryers.

There are windows across both main walls of the office which provide plenty of natural lighting and a view of the busy thoroughfare of Sandyford and up towards the Dublin Mountains.

Externally the property benefits from 5 car parking spaces located in the basement car park accessed by fob and electric gate.

ACCOMMODATION (APPROX)

	SQ FT	SQ M
Office	2,045	190
Including WC	(172)	(16)
TOTAL	2,045	190

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

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