

FOR SALE

FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



SUITE 22 THE CUBES OFFICES BEACON SOUTH QUARTER SANDYFORD, DUBLIN 18 - 1,120 SQ FT (104 SQ M) -

- INVESTMENT OPPORTUNITY, TENANT INTEREST NOT AFFECTED
- MODERN OFFICE SUITE LOCATED IN THE HEART OF SANDYFORD
- HIGHLY DESIRABLE LOCATION IN THE BEACON SOUTH QUARTER
- 2 COVERED CAR PARKING SPACES

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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 Beacon South Quarter, a vibrant office, retail and residential development in the heart of Sandyford Business District. The complex is anchored by Dunnes Stores, in addition to other retail outlets including O Briens Wines, Your Local Pharmacy, F45 Fitness Studio, Dental and Healthcare providers, Banking facilities, Bo Concept, Soul, Kube and Roche Bobois furniture outlets, numerous restaurant and coffee shop offerings including Elephant and Castle, Starbucks, Coffee Shot and Musashi among others.

The property is located within close proximity to the Beacon Hospital and Beacon Court, and is just 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, while lying within 1km of 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 amenities including Dundrum Town Centre, Leopardstown Race Course, Central Park, and Fernhill Park and Gardens.

DESCRIPTION

The subject property comprises an own-door office suite at mezzanine level in the Cubes office development. Internally the unit has been completed to a high specification with raised access concrete floors, plastered and painted walls, suspended ceilings and air conditioning. The office is laid out as mainly open plan with floor to ceiling windows and a separate boardroom/office, with good aspect looking out onto the main retail shopping and ground floor car park. There is a tea station and separate bathroom. Externally the property benefits from 2 car parking spaces, located in the car park accessed from the main communal hallway at same level.

LEASE TERMS

Suite 22 is let to Raisio Ireland on a 5 year lease from May 2023. Rent €28,000 per annum for years 1 & 2, €30,000 per annum for years 3-5. All outgoings payable by tenant.

ACCOMMODATION (APPROX)

	SQ FT	SQ M
OFFICE Incl: Open Plan Office, Meeting Rooms, Tea Station & WC	1,120	104
TOTAL	1,120	104

BER D1



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

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PSRA Licence No: **002980**

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