

TO LET

FENWARD HOUSE

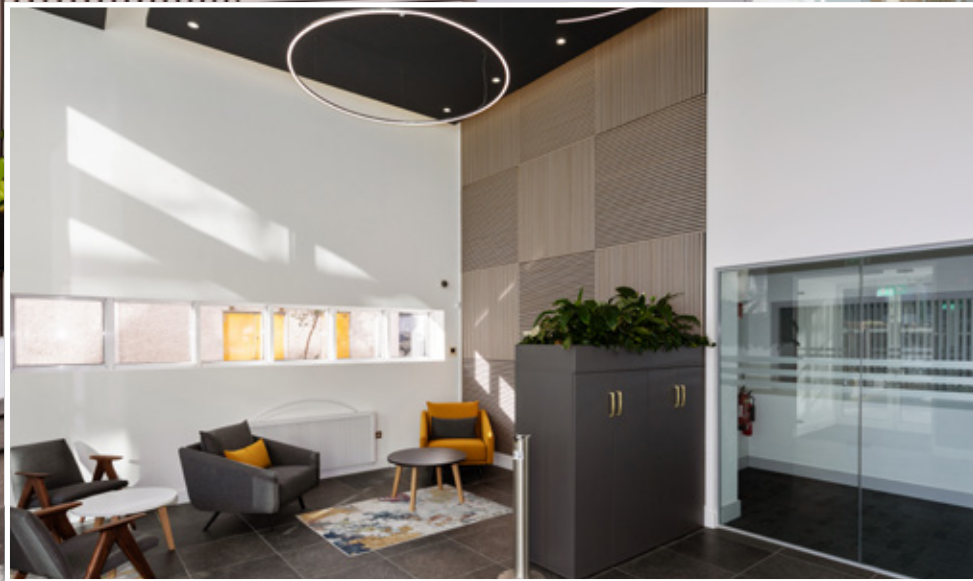


ARKLE ROAD • SANDYFORD DUBLIN 18

CBRE



FENWARD HOUSE

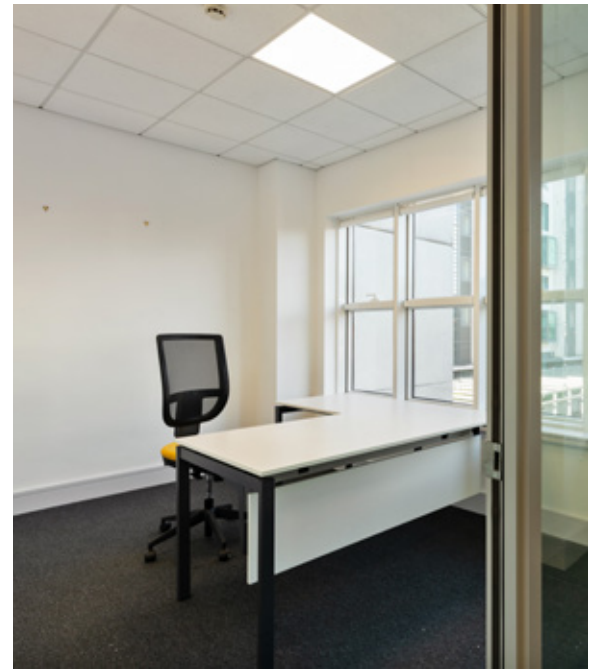


LOCATION

Fenward House occupies a central position on Arkle Road, with direct access to Blackthorn Avenue. The Luas green line is just minutes' walk from the property giving regular access to both the city centre and Cherrywood within 20 minutes. There are multiple Dublin Bus routes available at your doorstep, as well as nearby access to the N11, a Quality Bus Corridor. Access to the M50 is just 2km away offering connectivity to all major routes to and from Dublin.

Sandyford is a highly successful suburban location, thanks to its outstanding transport network and abundance of local amenities. It has attracted numerous prestigious occupiers such as Facebook, Salesforce, Mastercard, and Google.





AN IMPOSING BUILDING

Fenward House holds a prominent, central location in Sandyford. The recently refurbished office accommodation provides a full Grade A specification through with typical floorplates of 5,000 sq. ft across four floors. All office floors benefit from efficient floorplates with fitted and semi-furnished options available.



3 Minutes' walk to Stillorgan Luas Stop



Multiple Dublin Bus Routes



11km from Dublin City Centre



LOCAL AMENITIES



Restaurants

Elephant & Castle, Green Mango, Musashi, China Sichuan, Zaytoon, and Subway.



Cafes

Starbucks, Coffee Shot, and Spar.



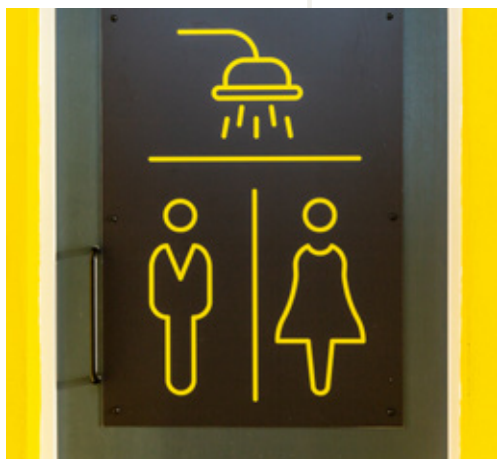
Health/Gyms

West Wood Club, Raw Gyms, F45, and Crossfit Green.



Childcare

Park Academy and Giraffe Childcare



KEY BENEFITS



REFURBISHED
OFFICES

Recently refurbished building



FURNITURE
INCLUDED

Fitted and semi-furnished options available



END OF TRIP
FACILITIES

New end-of-trip facilities



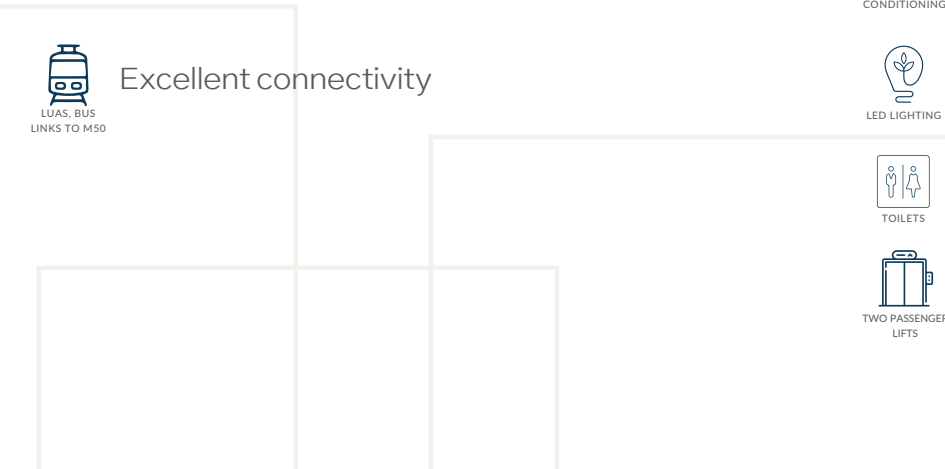
CAR PARKING
34 SPACES

34 car parking spaces



LUAS, BUS
LINKS TO M50

Excellent connectivity



SPECIFICATION



RAISED ACCESS
FLOORS

Raised access floor



CARPET
FLOORING

Carpeted floors



SUSPENDED
CEILINGS

Suspended ceilings



MODERN AIR
CONDITIONING

Upgraded air conditioning



LED LIGHTING

LED lighting



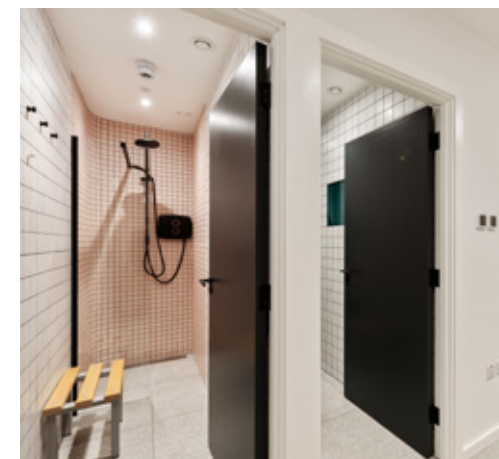
TOILETS

Lavatories on all levels

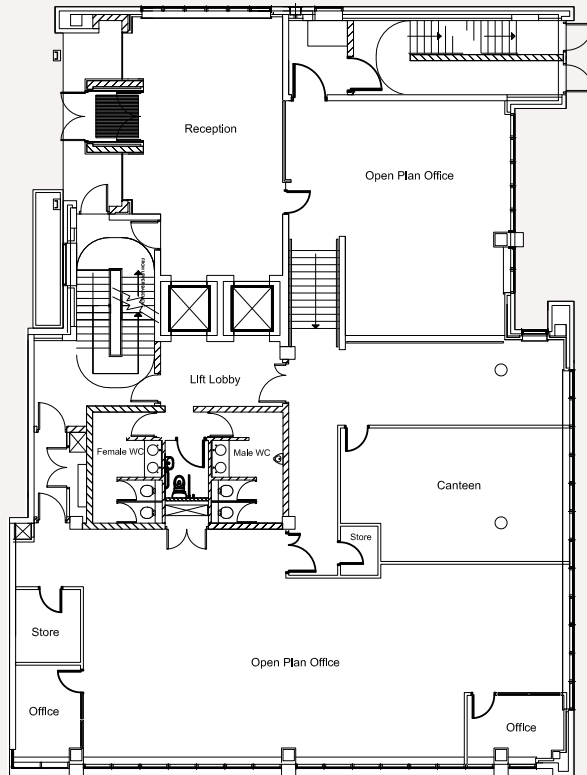


TWO PASSENGER
LIFTS

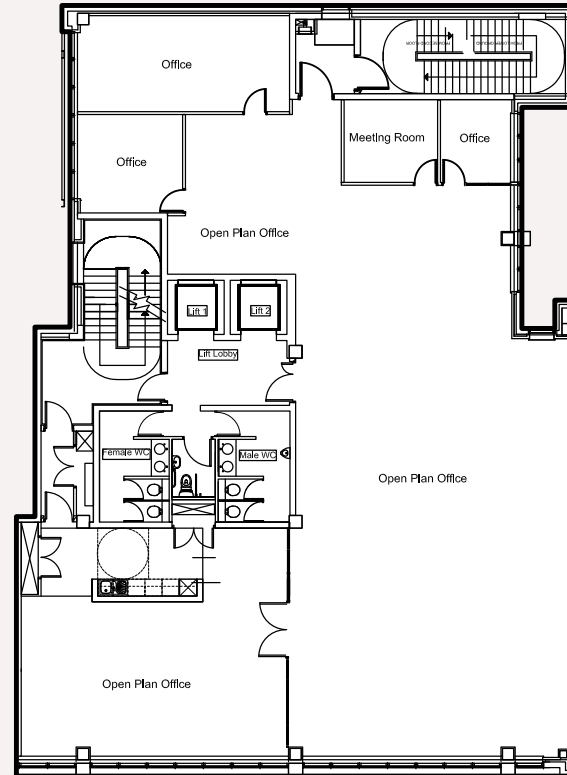
Two passenger lifts



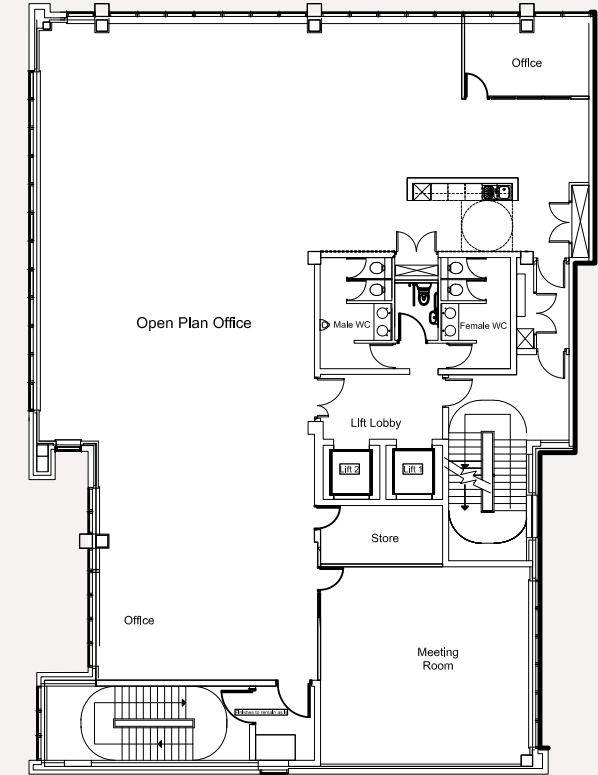
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR	SIZE (SQ.FT)	SIE (SQ.M)	STATUS
GROUND	4,984	463	AVAILABLE
FIRST	4,930	458	AVAILABLE
SECOND	4,941	459	AVAILABLE
THIRD	4,878	453	LET
TOTAL	19,733	1,833	



CONTACT

Megan Pilkington

Senior Surveyor

Megan.Pilkington@cbre.com

Mobile +353 83 878 6553

Luke Taheny

Graduate Surveyor

Luke.Taheny@cbre.com

Mobile +353 87 484 1367

FENWARD HOUSE



ARKLE ROAD · SANDYFORD DUBLIN 18



BER NO.: 800946899



BER NO.: 800947285

Disclaimer: CBRE Advisory (IRL) Ltd. These particulars are issued by CBRE Advisory (IRL) Ltd., registered in Ireland, no. 316570. PSRA Licence No. 001528 on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Advisory (IRL) Ltd, 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, references 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 CBRE Advisory (IRL)., nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.