

TO LET

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

SUITE 2 THE MALL, BEACON COURT, SANDYFORD, DUBLIN 18

SUPERBLY FITTED FIRST FLOOR OFFICE SUITE



■ INDUSTRIAL ■ **OFFICE** ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

Visit www.agar.ie

AGAR

Suite 12 The Mall,
Beacon Court, Sandyford,
Dublin 18
D18 DX56

Tel: +353 1 213 7777
Email: info@agar.ie

PROPERTY HIGHLIGHTS

- Extensively Fitted First Floor Suite comprising approx. 101 Sq. Metres including Board/Meeting Room, Cellular Office, Open Plan area, Kitchenette.
- One dedicated basement car space available.
- Adjoining Beacon Hospital & Consultants Clinic with the prestigious Beacon Court Office Complex, offering a large range of on-site facilities, coffee shop, cafes, creche, 24 hour on site security.
- Easy access to M50, close to Luas & Bus Services.
- Available immediately.

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FEATURES

- Air conditioning
- Dual aspect with floor to ceiling windows
- Kitchenette
- Private wc/whb

LEASE

€26,500 per annum exclusive, plus 1 car park space @ €1,500 pa.

VAT

Tenant liable for VAT charges applicable to the rent.

BER

BER C3

BER number - 801099938

RATES

Rates for 2026
€5,307.

SERVICE CHARGE

€4,047.

CONTACT

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VIEWING STRICTLY BY APPOINTMENT



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