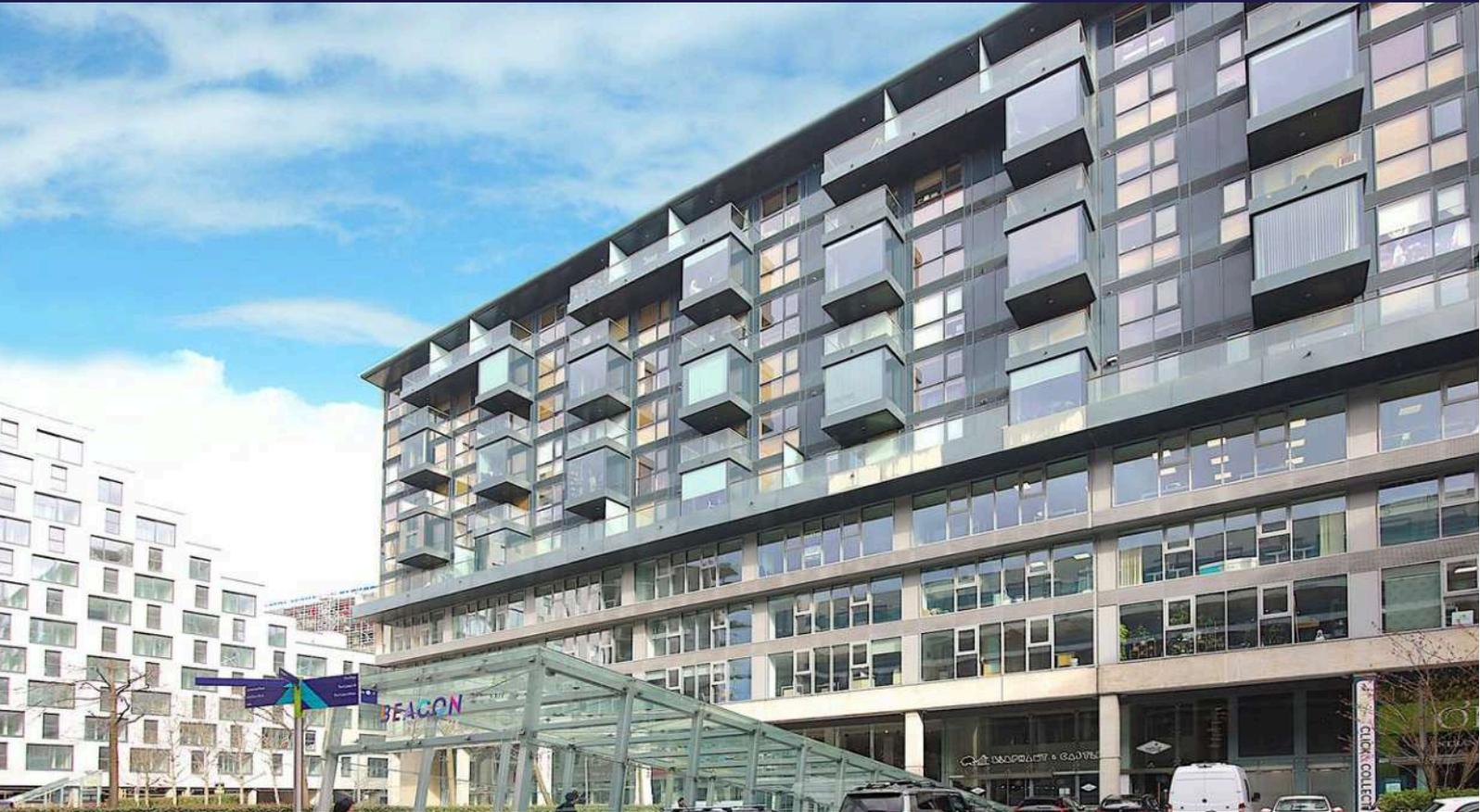


# TO LET

# FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



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

- MODERN & BRIGHT OFFICE SUITE
- LOCATED IN THE HEART OF THE SANDYFORD BUSINESS DISTRICT
- TURNKEY CONDITION READY FOR IMMEDIATE OCCUPATION
- 2 COVERED 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 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, Tribe Fitness Studio, FLYEfit, Dental and Healthcare providers, Banking facilities, Bo Concept, Soul, Kube and Roche Bobois furniture outlets, numerous restaurant and coffee shop offerings including Zambrero, Elephant and Castle, Starbucks, Coffee Shot and Michi Sushi 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 with LED lighting 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. The office has a small kitchen and WC facilities. Externally the property benefits from 2 car parking spaces, located in the car park accessed from the main communal hallway at same level.

## ACCOMMODATION (APPROX)

	SQ FT	SQ M
Office	1,120	104
<b>TOTAL</b>	<b>1,120</b>	<b>104</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

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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.