

FOR SALE

OWN DOOR OFFICE SUITE INVESTMENT

AT

THE CUBES, BEACON SOUTH QUARTER BLACKTHORN ROAD, SANDYFORD, D.18



- Own door office suite of 104sq.m
- Secure Car Parking
- High specification 3rd generation fit-out
- Convenient to LUAS & Dublin Bus
- Landmark mixed use development
- Fully fitted out
- Superb layout

F.J. Frisby
& Associates
Industrial Property Specialists

 **SOCIETY OF
CHARTERED
SURVEYORS
IRELAND**

 **RICS** | the mark of
property
professionalism
worldwide

LOCATION

This impressive office suite is located in the Beacon South Quarter development in the heart of Sandyford on Blackthorn Road near the M50 junction.

This area is very popular as a Southside suburban office location and is well serviced by public transport with Luas and Dublin Bus. There is a shuttle bus during peak times to Sandyford Luas (a five minute walk away) and the N11 QBC. Every amenity is on your doorstep in Beacon South Quarter which is one of the most impressive developments ever to take place in Ireland. There is ample car parking for visitors.

DESCRIPTION

Own door office suite available on the first floor with access at the same level from the car park. Well laid out and offer open plan accommodation with a full modern specification to include raised access floors, suspended ceilings with air conditioning and fitted toilets.

The award winning Beacon South Quarter is set amongst a stunning landscape environment.

ACCOMMODATION

	APPROX. SQ. M.	APPROX. SQ. FT.
Office	104	1,120
TOTAL GROSS FLOOR AREA	104	1,120

TERMS

The property is available For Sale With the benefit of a lease to Vizor Ltd at €17,500 per annum plus all outgoings.

5 year lease from February 2015.

SERVICES / GENERAL

The office suite is fitted out to include

- Raised access floors & Suspended ceiling
- Category 2 lighting & 5E cabling
- Air conditioning & Fire Alarm system
- Security keypad access
- Fitted kitchenette & Fitted toilets
- 2 car parking spaces
- Inspection highly recommended
- Sale price available on request



Inspection

Strictly by Prior Appointment Only

F.J. Frisby & Associates Ltd

**Suite 17, The Mall, Beacon Court,
Sandyford, Dublin 18**

Tel: 2933 800 Fax: 2933 804

E-mail: info@fjfrisby.ie

**F.J. Frisby
& Associates**

Industrial Property Specialists

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.