

TO LET

HIGH SPECIFICATION MODERN OFFICE

SUITE 8 THE MALL, FIRST & SECOND FLOOR,
BEACON COURT,
SANDYFORD,
DUBLIN 18.



Excellent First & Second Floor Office Suite available in 1 or 2 lots
First Floor Office Suite 1,135sq.ft. / 105.4sq.m
Second Floor Office Suite 1,154sq.ft. / 107.2sq.m
4 Car Spaces in total

F.J. Frisby
& Associates
Commercial Property Specialists



PSRA 002980

DESCRIPTION

The property comprises high specification modern office arranged over three floors of this 3 storey-own door office suite with a gross floor area of 2,289sq.ft. The Own Door Office Suites are accessible via a glazed doorway and stairwell.

Internally, the property has carpet covered concrete floors and plastered / painted walls with suspended acoustic tile ceilings with recessed fluorescent lights, air conditioning, and perimeter trunking wired for power and data. Toilet facilities are provided for at each level, within the stairwell outside the main office floorplate.

Security controlled parking for 4 car at basement level.

Ready for occupation.

| ACCOMMODATION | APPROX. SQ. M. | APPROX. SQ. FT. |
|-------------------------------|-------------------|--------------------|
| First Floor Office | 105.4 | 1,135 |
| Second Floor Office | 107.2 | 1,154 |
| TOTAL GROSS FLOOR AREA | 212.6 | 2,289 |



Available To Let

The property is available to let on repairing and insuring terms and either a long or short term lease will be considered.

Inspection

Strictly by Prior Appointment Only

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