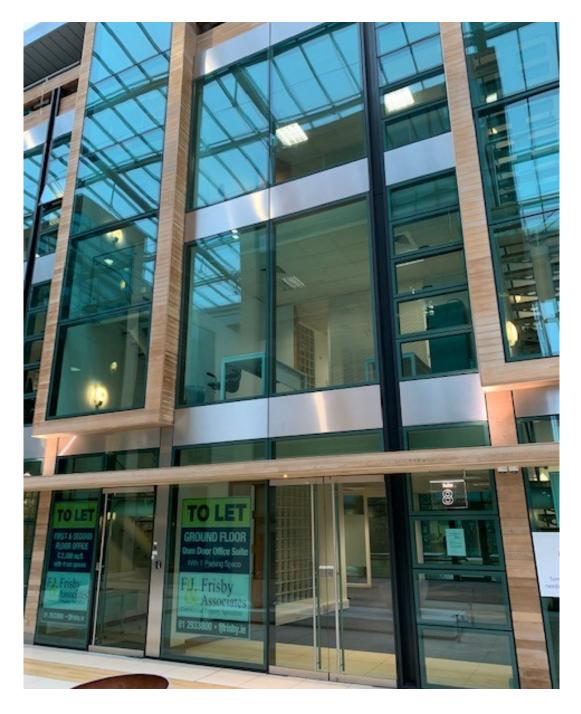
TO LET

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





DESCRIPTION

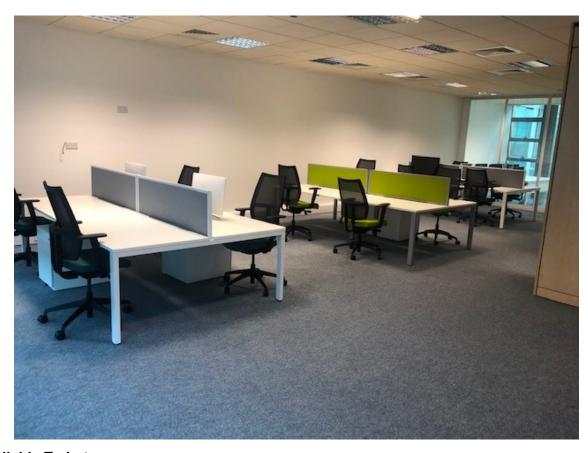
The property comprises high specification modern office arranged over three floors of this 3 storeyown door office suite with a gross floor area of 2,289sq.ft. The Own Door Office Suites are accessible via a glazed doorway and stairwell.

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 F.J. Frisby & Associates Ltd

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

Tel: 2933 800 Fax: 2933 804 E-mail: Louise@fjfrisby.ie



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.