

# TO LET

## MODERN OWN DOOR OFFICE

### UNIT B APEX BUSINESS CENTRE, BLACKTHORN ROAD, SANDYFORD, DUBLIN 18.



#### LOCATION

Apex Business Centre is prominently located in the heart of Sandyford Business District and adjacent to the Beacon South Quarter and Beacon Hotel and Beacon Hospital.

Sandyford is well-established as South Dublin's premier office location just 10km south of Dublin city centre and is easily accessible to the M50 motorway (Junction 14) providing direct route to Dublin Airport and all major national routes.

There are numerous local amenities and facilities serving the immediate area and the building is well positioned to avail of public transport being located less than 5 minutes to LUAS stops at Sandyford and Stillorgan and a number of Dublin Bus routes.

Sandyford Business District is also a designated SMART Region, guaranteeing that businesses choosing this location will benefit from a network of intelligence, technological infrastructure and a highly skilled workforce.

Local occupiers include Microsoft, Salesforce, Vodafone, Bank of America Merrill Lynch, Cubic Telecom and just recently Google have chosen to locate a substantial presence in the Blackthorn Exchange Building just opposite Apex House.

**F.J. Frisby**  
**& Associates**  
Commercial Property Specialists

BER C3



## DESCRIPTION

Office Suite B is located at third floor level of this 5 storey modern office building which is fully fitted to a very high standard to include a combination of open plan and private office spaces, plus kitchen and wc facilities.

The specification includes raised access flooring, suspended ceilings, with recessed lighting, air conditioning, security/access alarms and data cabling, male and female wc facilities and tea station.

The building is controlled by security access and concierge is located in the ground floor reception lobby a bright spacious glazed atrium style area.

Parking is securely located at basement level with a total of 4 spaces available with this suite.

ACCOMMODATION	APPROX. SQ. M.	APPROX. SQ. FT.	Available To Let
Third Floor Office	210	2,260	The property is available to let on a 10 year repairing and insuring lease incorporating rent review at end of 5th year
<b>TOTAL FLOOR AREA</b>	<b>210</b>	<b>2,260</b>	

## SERVICES / GENERAL

- All mains services
- Own door suite with lift access
- Secure enclosed underground parking spaces for 4 cars
- Bright spacious pleasant working environment
- Superb facilities for food, recreation and retail
- Available for immediate occupation
- Excellent transport network with fast access to the city centre and south suburbs via Luas and M50

Rental terms €30 per sq ft. plus €1,300 per annum per parking space.



## Inspection

Strictly by Prior Appointment Only

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