

**TO
LET**

SUITE B APEX BUSINESS CENTRE SANDYFORD



MODERN OWN DOOR OFFICE SUITE

2,260 SQ. FT / 210 SQ. M

THIRD FLOOR, CORNER UNIT FULLY FITTED TO A HIGH STANDARD TO INCLUDE A COMBINATION OF OPEN PLAN AND PRIVATE OFFICE SPACE IN THE HEART OF THE SANDYFORD BUSINESS DISTRICT.

LOCATED WITHIN CLOSE PROXIMITY TO THE SANDYFORD AND STILLORGAN LUAS STATIONS AND WITHIN 5 MINUTES OF THE M50.

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

PSRA 002980

LOCATION

This impressive own-door office is located in the well established Sandyford Business District in the Apex Business Centre which is a 5 storey modern office block. This corner unit is located on the third floor with access via lift and stairwell.

Other occupiers include, Pepsico, Ethos Engineering, NSUS, P.J Carroll, Allied Pension Trustees and Mediterranean Shipping Company. The property is located within close proximity to Beacon Hospital, Beacon South Quarter, Beacon Court Sandyford Business Park, Sandyford Park, Central Park, Leopardstown Race Course and The Clayton Hotel.

The suite is located within a 5-10 minute walk of the Sandyford and Stillorgan Luas stations offering a direct link to the city centre in 25 minutes. There is direct access via Blackthorn Road to the N11 and M50 in addition to being served by numerous bus routes, Aircoach bus link and feeder to Blackrock DART station.

The area is served by many local amenities including restaurants, cafés, shops, gyms and childcare facilities, which include Elephant & Castle, Musashi, Zaytoon, Zambrero, Chopped, Freshii, China Szechuan, Starbucks, F45, Westwood, Dunnes Stores, O'Brien's, Aldi, Leopardstown Race Course, golf centre and driving range and childcare includes the Park Academy and Giraffe.

DESCRIPTION

The suite 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. The building is controlled by security access and concierge is located in the ground floor. The reception lobby is a bright and spacious glazed atrium style area. Parking is securely located at basement level with a total of 4 spaces available with this suite.

The property is provided generally with the following:

- 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

<u>Accommodation</u>	<u>Sq. ft. (approx.)</u>	<u>Sq. m. (approx.)</u>
Third Floor Office	2.260	210
Total	2,260	210



LEASE TERMS

10 year lease with a rent review at year 5. Guiding rent at €27.50 per sq. ft. per annum plus 4 car parking spaces at €1,200 per space per annum.

Inspection

Strictly by prior appointment only
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