

TO LET

MODERN OFFICE

AT

3 SANDYFORD PARK, BURTON HALL AVENUE, SANDYFORD BUSINESS PARK, DUBLIN 18.



LOCATION

Sandyford Park is a popular office park situated between Burton Hall Avenue and Blackthorn Avenue in Sandyford. Sandyford Office Park is an established business location in the heart of the South Dublin suburbs approx. 9km from Dublin City Centre. The area is characterised by numerous modern commercial and residential developments including large scale developments at Beacon South Quarter, Beacon Court and Central Park. It also has the benefit of being located within close proximity to Dundrum Town Centre and the Beacon Hospital.

Sandyford Office Park benefits from numerous public transport links including: Sandyford Green Line LUAS Station, numerous Dublin Bus routes providing access to Dublin City Centre. The property is within close proximity to the M50 motorway providing easy vehicular access. The Sandyford area is the number one suburban business location in Dublin. High profile multi-national occupiers including Microsoft, Dun and Bradstreet, GloHealth, Salesforce amongst others.

BER D1

F.J. Frisby
& Associates
Commercial Property Specialists



PSRA 002980

DESCRIPTION

Two storey mid terrace office, specification is modern with raised access floors, suspended ceilings, recessed lighting and air conditioning. The office is fully fitted with a mixture of open plan and cellular accommodation. 10 designated car parking spaces. Shower facilities and ladies & gents wc.

ACCOMMODATION	APPROX. SQ. M.	APPROX. SQ. FT.
OFFICE	532	5,720
TOTAL GROSS FLOOR AREA	532	5,720

AVAILABLE TO LET

The property is available immediately.
Price on application

SERVICES / GENERAL

- Convenient location within Sandyford Business District
- Suspended ceilings
- Raised access floors with floor boxes
- Perimeter trunking
- Air conditioning
- All main services provided
- Burglar Alarm Installed
- Male & Female WC.



Inspection

Strictly by Prior Appointment Only

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