

**TO  
LET**

**SUITE 17  
THE MALL  
BEACON COURT  
SANDYFORD  
DUBLIN 18**



**OFFICE TO LET - SUITABLE FOR A VARIETY OF USES**

HIGH SPECIFICATION MODERN OFFICE SUITE ON THE GROUND FLOOR.

c. 1,022 SQ. FT / 95 SQ. M

BEACON COURT IS PART OF THE WIDER BEACON DEVELOPMENT WHICH INCLUDES THE BEACON HOSPITAL AND CONSULTANTS CLINICS.

EXCELLENT LOCATION IN THE HEART OF THE SANDYFORD BUSINESS DISTRICT IN CLOSE PROXIMITY TO THE SANDYFORD AND STILLORGAN LUAS STATIONS.

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

PSRA 002980

# LOCATION

Situated at the junction of Blackthorn Road and Blackthorn Drive in the centre of the Sandyford Business District lies Beacon Court a high-tech multi-use development. It is home to over 45 established domestic and international growing businesses. Adjoining occupiers include the Beacon Hospital, Beacon Clinics, Beacon Dental Clinic, Amorys Solicitors, Indigo Property Management, Medix Clinic, Fertility Care, Park Academy Childcare, ORA skincare and more.

There is a well established transport infrastructure in the area which underpins occupier demand in this suburban office location. The M50 motorway provides direct access to the country's main road network while the Luas Green Line Sandyford is just 1km north of the property providing commuters with a 20 minute travel time to Dublin City Centre via Dundrum. The immediate area around Beacon court consists of a mixture of modern office, retail and residential developments in tandem with some older industrial space.

# DESCRIPTION

Suite 17 The Mall Beacon Court comprises a high specification office on the ground floor of a three-storey "own door" office which is accessible via an impressive reception area at ground floor level and via an own door solely for occupant. Internally, the property has carpet-covered concrete floors and plastered and painted walls with suspended acoustic tile ceilings fitted with recessed fluorescent lighting, air conditioning, and perimeter trunking wired for power and data. WC facilities are provided for at each level, within the stairwell outside the main office floorplate. The office suite has security-controlled and covered parking for 2 cars at basement level.

The property is provided generally with the following:

- All mains services
- Own door suite
- 2 covered car parking spaces
- 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>
Ground Floor Office	1,022	95
<b>Total</b>	<b>1,022</b>	<b>95</b>

# LEASE TERMS

Guiding rent of €35,000 per annum exclusive of 2 car parking spaces at €1,500 per space per annum and rates, insurance and service charges.

Offering a 10 year lease with a rent review at the end of year five.

## Inspection

Strictly by prior appointment only  
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