

**TO  
LET**

**SUITE 11  
THE MALL  
BEACON COURT  
SANDYFORD  
DUBLIN 18**



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

THREE-STOREY SELF CONTAINED OFFICE SUITE IN THE MALL  
AT BEACON COURT.  
C. 316 SQ.M. / 3,400 SQ. FT.

INCL. 5 NO. PARKING SPACES.

EXCELLENT LOCATION IN THE HEART OF THE SANDYFORD  
BUSINESS DISTRICT.

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

PSRA 002980

# LOCATION

The property is located within The Mall, Beacon Court, in the heart of Sandyford, Dublin's Premier Office location outside the City Centre.

The Mall comprises a parade of Three storey own door office suites arranged either side of an internal glazed mall. The Mall is part of the wider Beacon Court development which includes The Beacon Consultancy Clinic, The Beacon Hospital, numerous cafes, and a creche all arranged over a secure basement public /private car park.

Beacon Court is located within Sandyford Business Park, Dublin 18 located just off junction 14 of the M50 and approx. 9km from Dublin City Centre, the development can be accessed from Blackthorn Drive or Bracken Road.

# DESCRIPTION

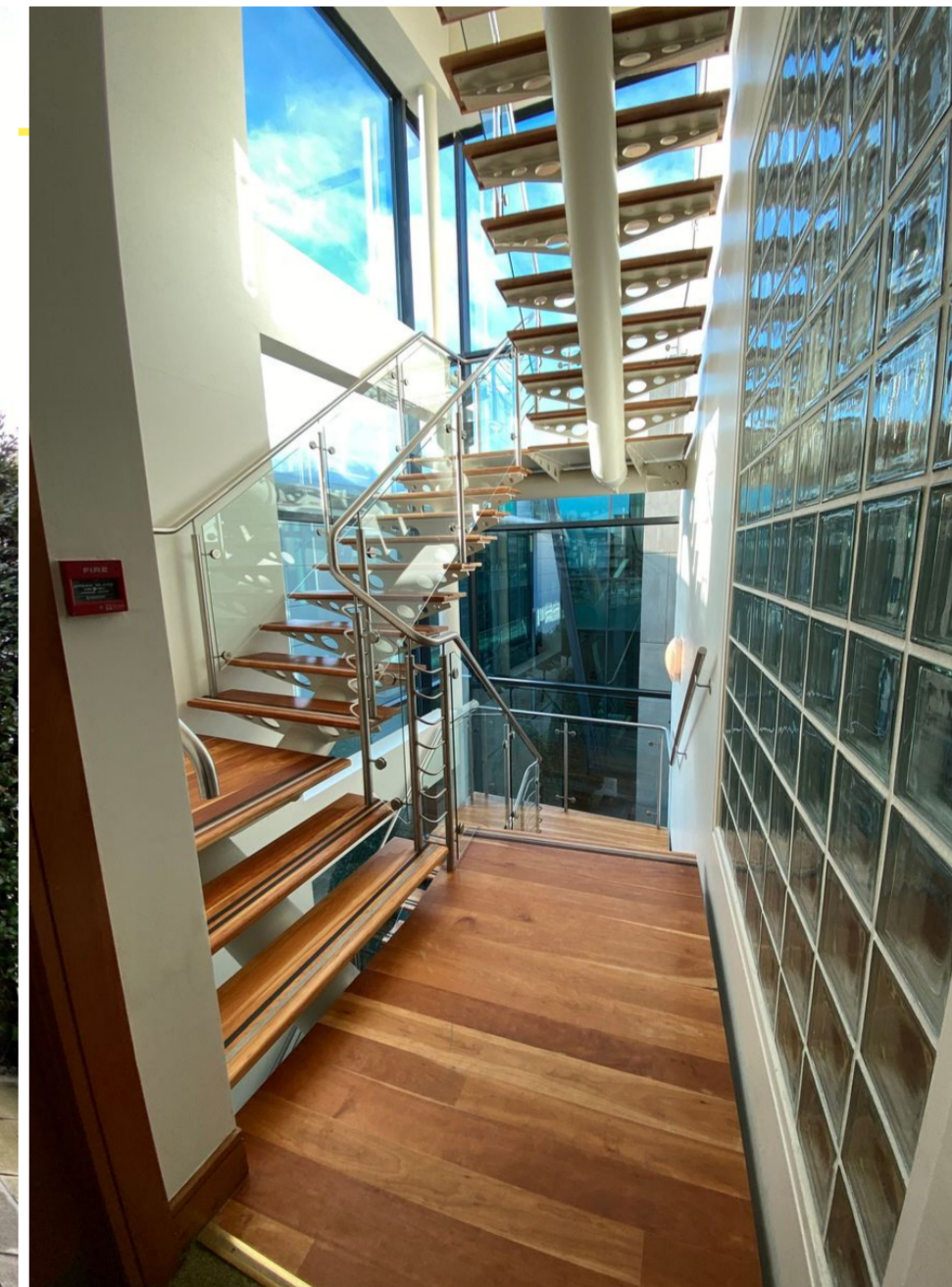
The property comprises a Three storey end of terrace office building that fronts onto both the internal Mall streetscape and courtyard area and the Avenue externally. The property benefits from two ground floor entrances.

The property also benefits from a rooftop area accessed via an internal stair. Internally, the property has carpet-covered concrete floors and plastered walls with suspended acoustic tile ceilings with recessed 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.

# ACCOMMODATION & SPECIFICATION

- \* Modern Own Door Office fitted out to a very high standard
- \* Air conditioning
- \* Suspended ceilings with lighting throughout
- \* Perimeter trunking wired for power
- \* Plastered and painted walls with a mix of carpet and timber floor finishes
- \* 5 covered car parking spaces

<u>Accommodation</u>	<u>Sq. ft. (approx.)</u>	<u>Sq. m. (approx.)</u>
Ground Floor	109	1,175
First Floor	116	1,245
Second Floor	91	980
<b>Total</b>	<b>316</b>	<b>3,400</b>



LEASE TERMS AVAILABLE UPON REQUEST

## Inspection

Strictly by prior appointment only

F.J. Frisby & Associates Ltd.

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