

# TO LET

# FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



## UNIT 3 SANDYFORD PARK BURTON HALL AVENUE SANDYFORD DUBLIN 18 - 5,720 SQ FT (532 SQ M) -

- TWO STOREY OFFICE SUITE AVAILABLE TO LET IN ENTIRE OR ON FLOOR BY FLOOR BASIS.
- 10 CAR PARKING SPACES
- LOCATED WITHIN A SHORT WALK OF SANDYFORD LUAS.

For all enquiries call or visit our website:

**01 29333800 | [www.fjfrisby.ie](http://www.fjfrisby.ie)**





## LOCATION

This impressive own-door office is located in the well established Sandyford Business Park. Other occupiers include, Bizquip, Fonfix, and Phonewatch. The property is located within close proximity to, Sandyford Office Park, Central Park, Leopardstown Race Course, The Clayton Hotel, Beacon Hospital, Beacon South Quarter and Beacon Court. The park is in close proximity to the Sandyford Luas station 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 Sandyford area is well established as the premier suburban location for offices in Dublin. High profile multi-national and national occupiers include Microsoft, Bank of America, Salesforce and AIB.

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 two-storey mid-terrace office suite is fitted to a high specification and recently redecorated to include raised access floors, suspended ceilings, recessed lighting and air conditioning. The office is fully fitted with a mixture of open plan and cellular accommodation and benefits from 10 designated car parking spaces.

The office suite is available to let in its entire or on a floor by floor basis of approx. 2,800 sq. ft. with 5 car parking spaces.

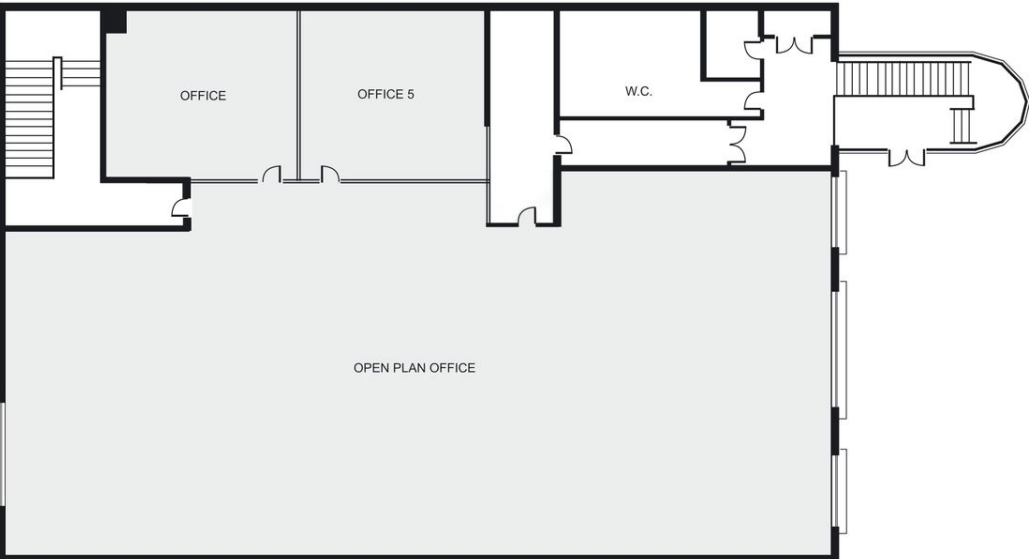
## ACCOMMODATION (APPROX)

|                      | SQ FT | SQ M |
|----------------------|-------|------|
| Ground Floor Offices | 2.860 | 266  |
| First Floor Offices  | 2,860 | 266  |
| TOTAL                | 5,720 | 532  |

BER D1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Price available upon request. Inspection strictly by prior appointment only.

F. J. Frisby & Associates Limited | Suite 17 | The Mall | Beacon Court | Sandyford | Dublin 18 | D18 E3C8

Tel: 01 2933 800 Email: info@fjfrisby.ie Web: www.fjfrisby.ie

PSRA Licence No: 002980

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