

TO LET

SUITE C, APEX BUSINESS CENTRE SANDYFORD



MODERN OWN DOOR OFFICE SUITE

3,350 SQ. FT / 310 SQ. M

FIRST FLOOR OFFICE SUITE 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 office suite is located on the first floor with access via lift and stairwell.

Other occupiers include, Pepsico, Ethos Engineering, NSUS, P.J Carroll and Allied Pension Trustees. 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.

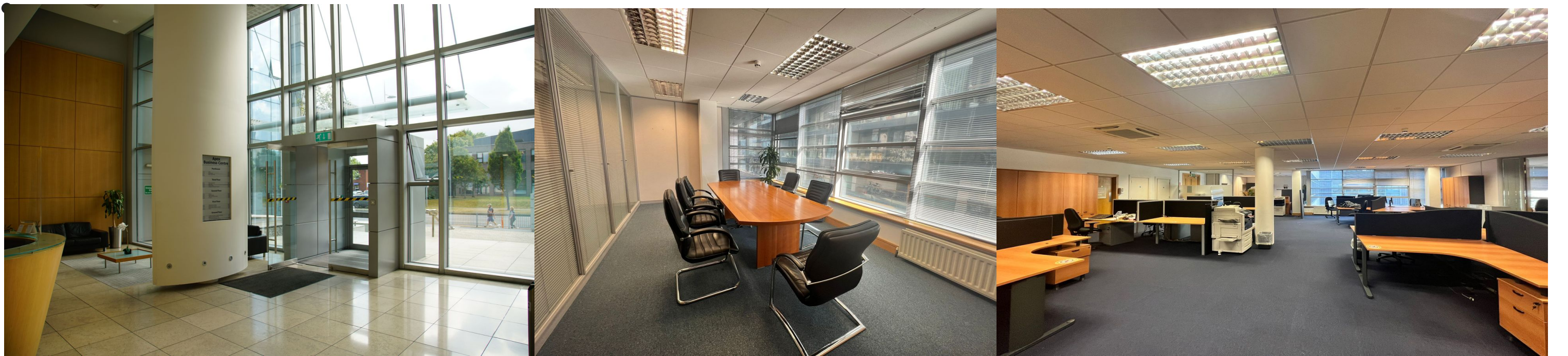
DESCRIPTION

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 7 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 7 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

Accommodation	Sq. ft. (approx.)	Sq. m. (approx.)
First Floor Office	3,350	310
Total	3,350	310



Inspection

Strictly by prior appointment only
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