



Office Suite 88 Sandymount Road Dublin 2

- Turnkey Office
- c. 172 sq. m. / 1,850 sq. ft.
- Excellent Transport Facilities and Staff Amenities
- Landscaped Roof Terrace



**QUINN
AGNEW**

01 662 3113
www.quinnagnew.ie

**TO
LET**

LOCATION

The property is centrally located in Sandymount Village, an affluent South Dublin location.

The location benefits from an array of local and staff amenities with excellent bars, bistros, restaurants, cafes and supermarkets in the immediate vicinity along with Sandymount Strand close by.

Sandymount Village benefits from excellent commuter connections including the DART at Sandymount Avenue and Lansdowne Road.

The area further benefits from several Dublin Bus routes and cycleways while also being in walking distance of the Docklands and Ballsbridge.

DESCRIPTION

This unit is an own-door self-contained office suite situated on the 1st floor.

The accommodation provides open plan office space and meeting room / boardrooms.

The office has been fully refurbished with recessed LED lighting, suspended ceilings, comms room and is fully wired and networked for power and data CAT 6 providing an excellent turnkey office solution.

This office space has staff welfare facilities with shower and the accommodation benefits from a large fully landscaped roof garden offering views of Dublin Bay and Aviva Stadium.

ACCOMMODATION

NIA	sq. m.	sq. ft.
Office	172	1,850

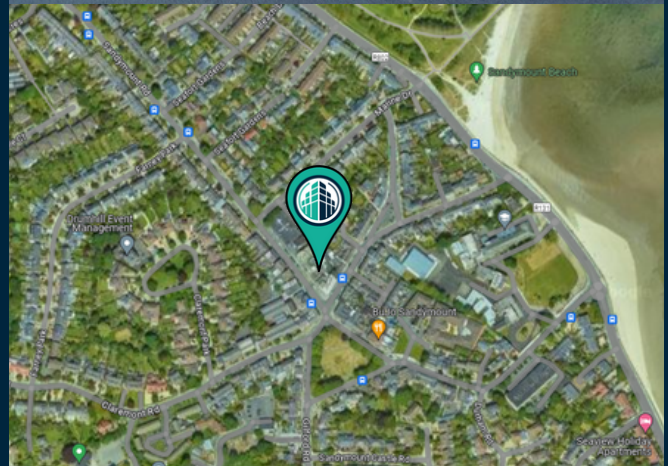
All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence

RATES LIABILITY: c. €5,568 per annum

SERVICE CHARGE: c. €6,993 per annum

LEASE TERMS: New Flexible Lease Terms

BER: **BER C1**



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