

FOURTH FLOOR

THE CHASE

ARKLE ROAD, SANDYFORD,
DUBLIN 18

TO LET

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ARKLE ROAD, SANDYFORD
DUBLIN 18

KENNEDY WILSON



MODERN GRADE A
OFFICE SPACE

23,887 SQUARE FEET
OF AVAILABLE OFFICE SPACE





BREEAM ACCREDITED



NEW CAT A SPECIFICATION



DIRECT LUAS ACCESS



24 HOUR ACCESS WITH MANNED SECURITY



SHOWER AND CHANGING FACILITIES



SECURE BASEMENT PARKING



ELECTRIC CAR CHARGING POINTS



AMPLE BICYCLE PARKING



BICYCLE REPAIR AND PUMP STATION



DRY CLEANING SERVICE



EXCELLENT AMENITIES ON YOUR DOORSTEP



MODERN DOUBLE HEIGHT RECEPTION

The stunning views over Dublin Bay and the Dublin Mountains, along with the abundance of amenities and the excellent transport links makes The Chase the ideal office location.

AVAILABLE ACCOMMODATION

Floor	sq m	sq ft	Car Parking
Fourth	2,219	23,887	36

* Measured on a GIA basis



NEW CAT A FIT OUT
WITH MODERN TOILET
& SHOWER FACILITIES



CAT A SPECIFICATION

- > 2.75M FLOOR TO CEILING HEIGHT
- > SUSPENDED CEILING WITH LED LIGHTING
- > NEW VRV AIR CONDITIONING
- > RAISED ACCESS FLOOR WITH NEW CARPET TILE
- > NEW CAT 6 CABLING
- > 6 X 13 PERSON PASSENGER LIFTS
- > UPGRADED TOILET & SHOWER FACILITIES
- > RAIN WATER HARVESTING SYSTEM
- > BREEAM IN USE RATING OF "VERY GOOD"

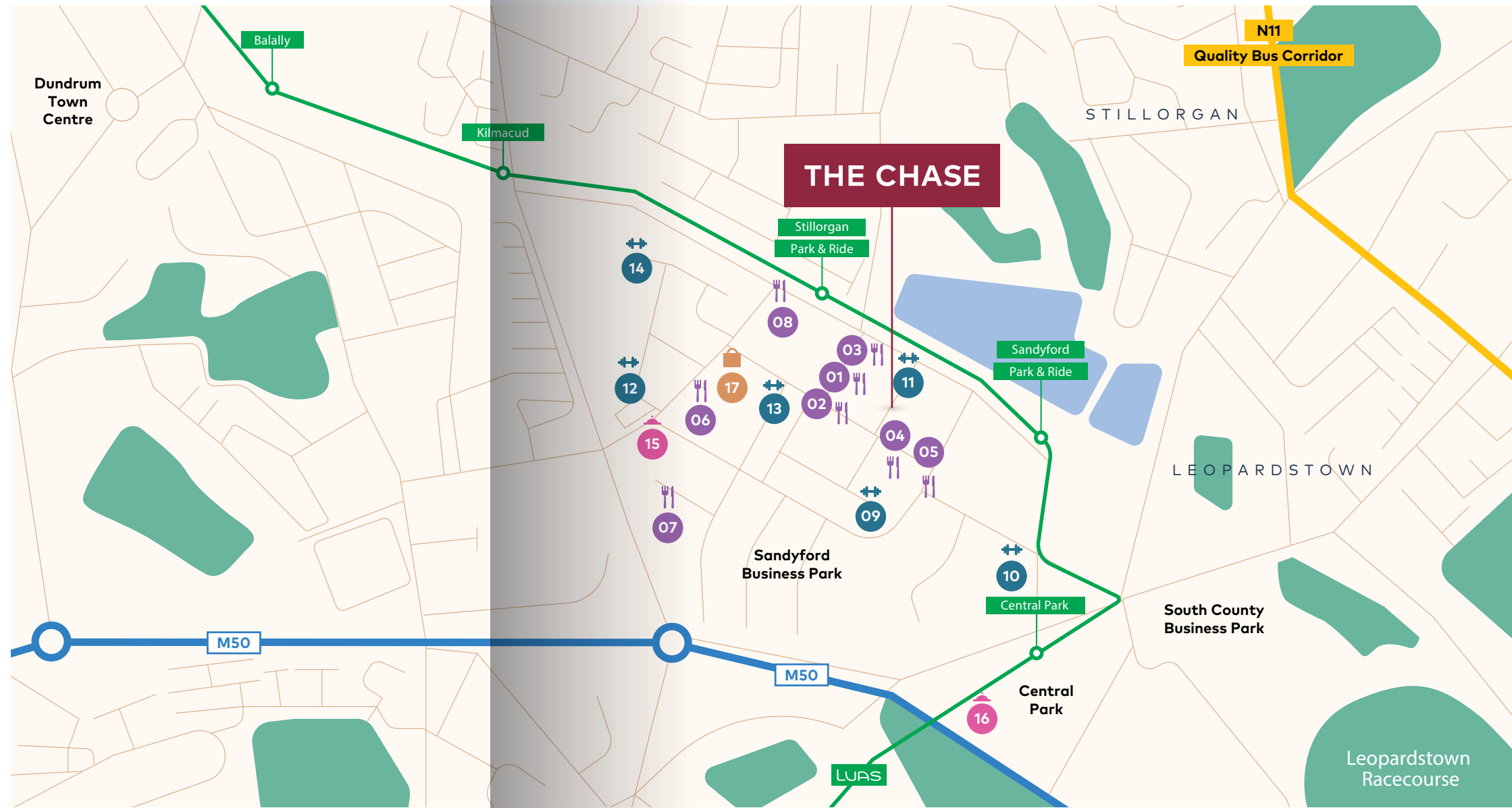


STUNNING VIEWS OVER DUBLIN BAY



AMENITIES

The immediate location offers a wide range of cafés, restaurants, shops and gyms. Beacon South Quarter, a vibrant shopping district, is just a two minute walk from The Chase and Dundrum Town Centre, one of Europe's leading shopping destinations, is only a five minute Luas journey.



- 01 FRESHII
- 02 BARISTA'S CAFÉ
- 03 CHINA SICHUAN
- 04 LA DOLCE VITA
- 05 LONDIS & INSOMNIA
- 06 CHOPPED
- 07 URBAN FOX BRASSERIE & BAR

- 08 SQUARE ONE CAFÉ
- 09 CROSSFIT SANDYFORD
- 10 RAW GYMS
- 11 THE WALL CLIMBING GYM
- 12 MOD PHYSICAL CULTURE GYM
- 13 YOGA LAB
- 14 PURE YOGA

- 15 THE BEACON HOTEL
- 16 THE CLAYTON HOTEL
- 17 BEACON SOUTH QUARTER
 - > Starbucks
 - > Ulster Bank
 - > Dunnes
 - > Bank of Ireland
 - > F45 Training
 - > O'Briens Wines
 - > Your Local Pharmacy
 - > Mango Tree
 - > The Coffee Shot
 - > Michie Sushi
 - > Pizza Hut
 - > Beacon Barber

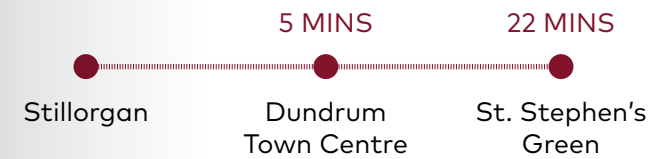
LOCATION

Sandyford is one of the most successful suburban locations in Dublin due to the excellent transport network, readily available workforce and abundance of local amenities. The area has attracted many high profile occupiers including Facebook, Salesforce, Mastercard and Google.

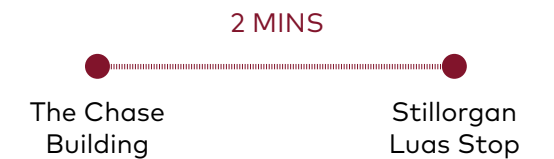
The Chase is ideally positioned immediately adjacent to the Luas stop and bus routes including the Aircoach and feeder bus service to Blackrock DART Station.



Luas travel times from The Chase



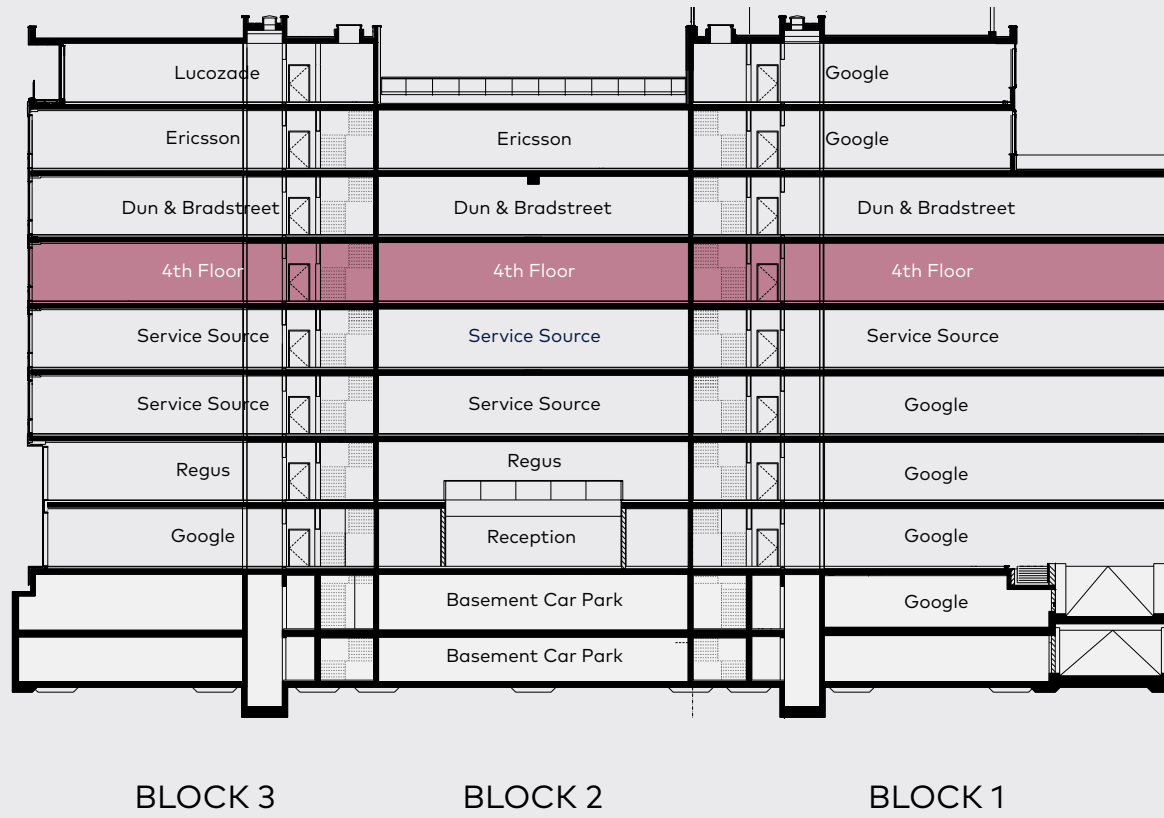
Walking time from The Chase



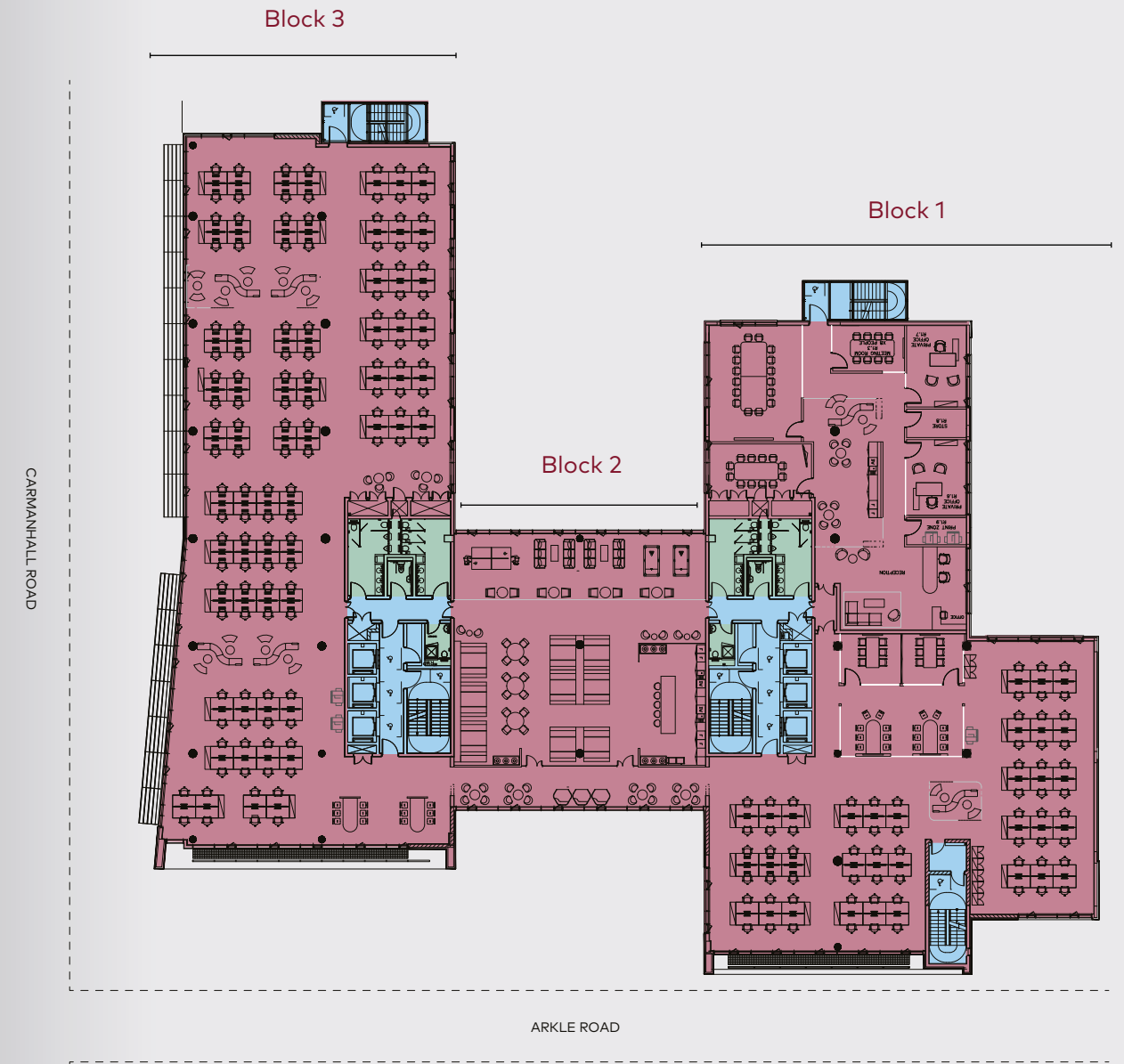
TEST FITS

Section

Available



Available ■ Lift / stair cores ■ WC / shower facilities ■



FOURTH FLOOR
 2,219 sq m / 23,887 sq ft
 Desk Density of 1:10 sq. m. (190 desks)

For illustrative purposes only.





CONTACT

Viewings strictly by appointment through joint letting agents:



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