

Units 5C and 6  
Sandyford Business Centre  
Dublin 18



For Sale or to Let

BER D1

Efficient self contained office buildings  
located 350m from the LUAS






# UNITS 5C AND 6 Overview

-  Two own door self-contained offices
-  Located beside the LUAS
-  65 surface car spaces
-  4,108 sq ft / & 14,462 sq ft office space
-  Access Floors and Suspended Ceilings
-  A mix of open plan areas and meeting rooms
-  Thriving Business District
-  Air Conditioning

OFFERED FOR SALE  
BY PRIVATE TREATY



## UNITS 5C AND 6 Location

-  LUAS STOP  
3-min walk
-  M50 MOTORWAY  
3-min drive
-  Beacon Hospital  
3-min drive

Located beside the Luas in the heart of the thriving Sandyford Business District, the property offers an excellent opportunity for those seeking commercial real estate in one of Dublin's most prestigious business areas.

Sandyford is widely regarded as one of Dublin's premier business districts in the suburbs, with exceptional transport links, proximity to key amenities, and easy access to the M50 motorway. The area continues to attract a diverse mix of international and domestic businesses, making it an ideal location for commercial investment.

Neighbouring occupiers include Meta, Dalata Group, BNP Paribas, John Paul Construction, ResMed, RBK.



# Unit 6



## PROPERTY SNAPSHOT



1,343.55 sq m  
14,462 sq ft  
office space



53 car parking  
spaces

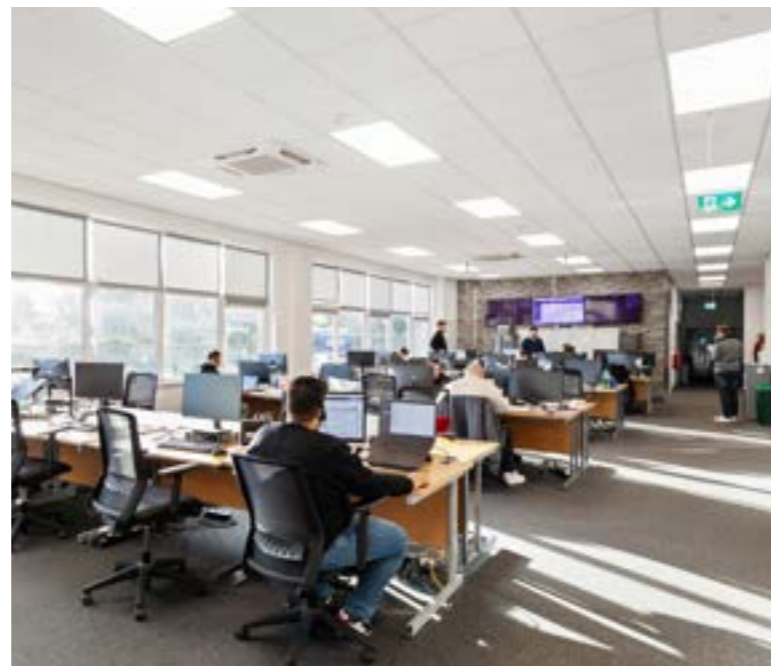


350m to the  
LUAS Stop



## SANDYFORD BUSINESS CENTRE Unit 6

The Sandyford Business Centre, with its modern design and strategic location, presents a diverse range of possibilities for investors or owner-occupiers. Unit 6 offers flexible configurations to suit a variety of business needs. Unit 6 features a mix of meeting rooms, open-plan spaces, and toilet facilities on the ground and first floors. The specifications including raised access flooring, suspended ceilings with LED lighting and air conditioning. Unit 6 comprises approx. and has the benefit of 53 car spaces.



## FEATURES



Rare opportunity to buy an own door office building



Ready to occupy with fitted offices, open plan areas, board rooms, meeting rooms and kitchen



Suspended ceilings and raised access flooring



Computer cabling and air conditioning



For sale with vacant possession





# Unit 5C



## PROPERTY SNAPSHOT



381.64 sq m  
4,108 sq ft  
office space



12 car parking  
spaces



350m to the  
LUAS Stop



## FEATURES



Open plan own door  
office building



Suspended ceilings and raised  
access flooring



Computer cabling and air  
conditioning

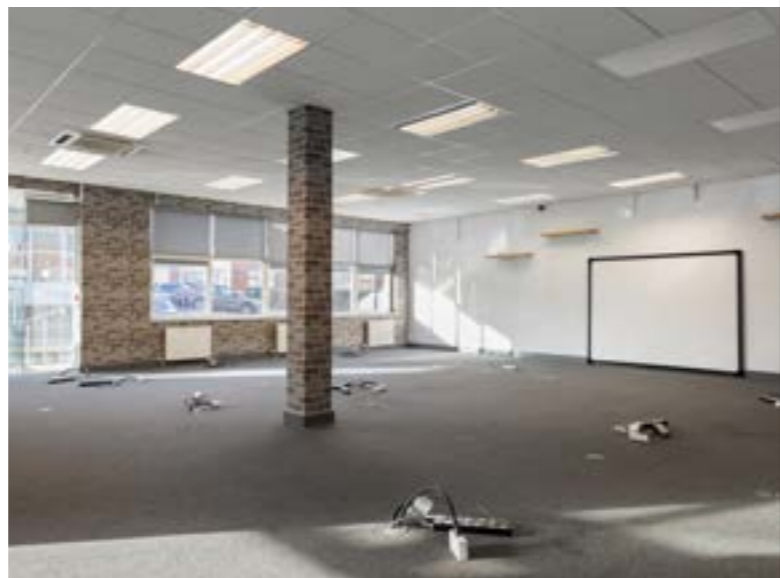


For sale with vacant possession

## SANDYFORD BUSINESS CENTRE

# Unit 5C

The Sandyford Business Centre, with its modern design and strategic location, presents a diverse range of possibilities for investors or owner-occupiers. Unit 5C offers flexible configurations to suit a variety of business needs. The property has open plan offices, raised access floors, suspended ceilings, toilets on ground & first floor with a kitchen and comms room on the first floor. Unit 5C comprises approx. 4,108 sq ft (GIA) with 12 car spaces.





# Sandyford Business Centre Zoning:

## Zoning Objective OE

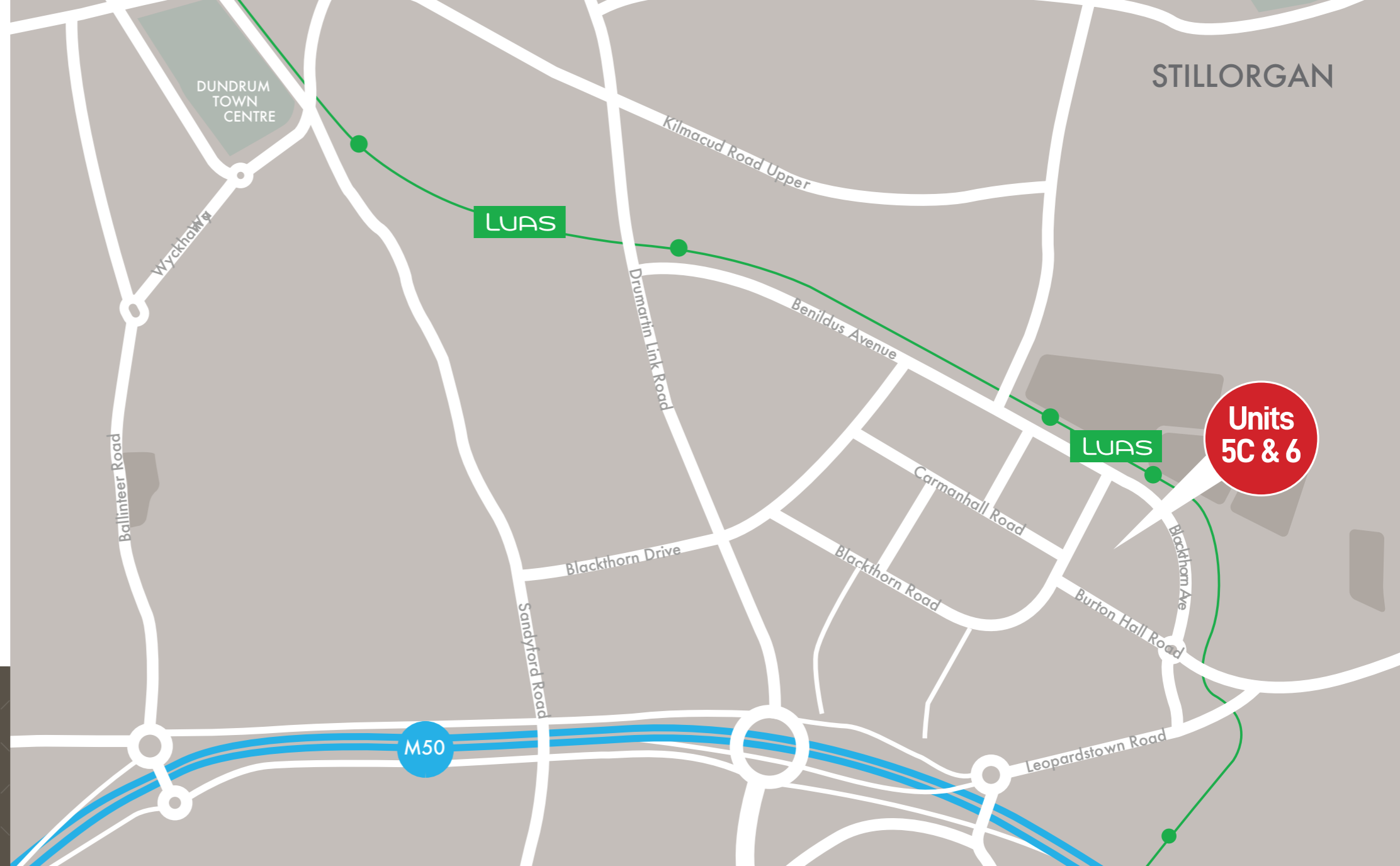
'To provide for office and enterprise development'.

## Permitted In Principle

Advertisements and Advertising Structures, Craft Centre/Craft Shop, Childcare Service, Education, Enterprise Centre, Office Based Industry, Offices, Open Space, Public Services, Science and Technology Based Industry, Tea Room/Café, Transport Depot, Travellers Accommodation.

## Open For Consideration

Aparthotel, Carpark, Cash and Carry/Wholesale Outlet, Community Facility, Cultural Use, Doctor/Dentist etc., Funeral Home, Garden Centre/Plant Nursery, Health Centre, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Place of Public Worship, Public House, Restaurant, Retail Warehouse, Rural Industry-Cottage, Service Station, Small scale convenience shop.



## BER Rating

BER D1

## Title

We understand the subject premises are held under long leasehold

## Price

On application

## Price & Rent

On application

## Viewing

Strictly by appointment with the selling agents.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney.

## TRAVEL TIMES



20 minute journey to Dublin city centre



25 minute drive to Dublin airport



3 minute drive to the M50 motorway

## SOLE AGENTS



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