

BER C2

Lisney

COMMERCIAL REAL ESTATE



APEX BUSINESS CENTRE, SANDYFORD, DUBLIN 18

PENTHOUSE SUITE

PROPERTY DESCRIPTION

An exceptional opportunity to lease a fully fitted and furnished 4th floor penthouse office suite within the prestigious Apex Business Centre. This impressive workspace combines premium finishes, abundant natural light, and high-end amenities, all situated in the heart of Sandyford's business district. The suite benefits from 11 designated car parking

spaces and offers immediate occupation in a dynamic, professional setting.

Apex Business Centre is a modern, five-storey office development featuring self-contained office suites and an impressive double-height staffed reception area. Bright and contemporary in design, the building provides a professional environment

tailored to meet the demands of modern businesses.

The penthouse suite benefits from excellent natural light and a high-quality specification, including raised access floors, suspended ceilings, recessed lighting, air conditioning, lift access, and dedicated WC facilities. Secure basement car parking provides

convenience for staff and visitors alike.

Description	Sqm (GIA)	Sqft (GIA)
Penthouse Suite	473.43	5,096



AMENITIES



Fully furnished and ready for immediate occupation



Raised access floors and suspended ceilings



Floor boxes wired for power and data



High-efficiency LED lighting throughout



VRF air conditioning system



Large kitchen and breakout area with direct access to a private terrace



Shower facilities located on both penthouse and basement levels



Lift access to all floors



Secure on-site car parking

THE LOCATION

Sandyford is one of Dublin's most successful suburban business locations, home to a host of leading national and international occupiers — including BNP Paribas, Jacobs Solutions (via its Irish arm), John Paul Construction, and Ireland's largest hotel-operator Dalata Hotel Group — and offers an exceptional mix of connectivity, amenities, and a skilled workforce.

The immediate vicinity provides a wide range of cafés, restaurants, gyms, and retail outlets. Adjacent to Apex Business Centre, Beacon South Quarter offers extensive amenities including banking, leisure, dining, and retail facilities. Meanwhile, Dundrum Town Centre, is just a 5-minute Luas journey away.

Situated on Blackthorn Road, Apex Business Centre enjoys excellent transport links, positioned adjacent to the M50 and within walking distance of the Luas Green Line. Multiple Dublin Bus routes, including the 11, 47, and S8, serve the area, along with a feeder bus connection to Blackrock DART Station.

CONNECTIVITY & ACCESS

- Just a 12-minute walk to Stillorgan Luas Station (Green Line)
- 3-minute drive to the M50 motorway, offering rapid connections to Dublin City Centre and Dublin Airport



LEASE TERMS

Available by way of a flexible sublease or a new lease directly from the landlord.

RENT

On Application

ESTIMATED RATES

€5.12 per sq ft

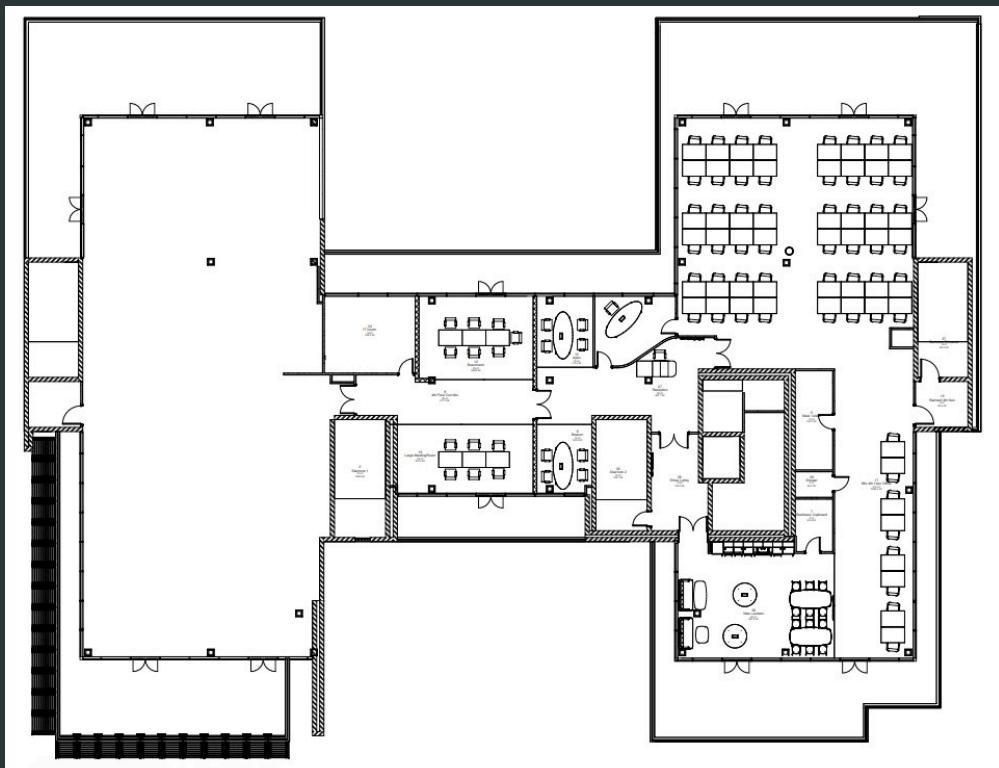
ESTIMATED SERVICE CHARGE

TBC

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FLOOR PLAN



Viewing by appointment with sole letting agent



Colm O'Connor

Email: coconnor@lisney.com

T: +353 1 638 2700

Conor Lennon

Email: clennon@lisney.com

T: +353 1 638 2700

Lisney | St. Stephen's Green House | Earlsfort Terrace | Dublin 2 | D02 PH42 | **t:** +353 1 638 2700 | **e:** dublin@lisney.com

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. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.