

Suites 19 & 20 The Cubes

Beacon South Quarter, Sandyford, Dublin 18

FOR SALE

by Private Treaty

320 sq.m (3,445 sq.ft)

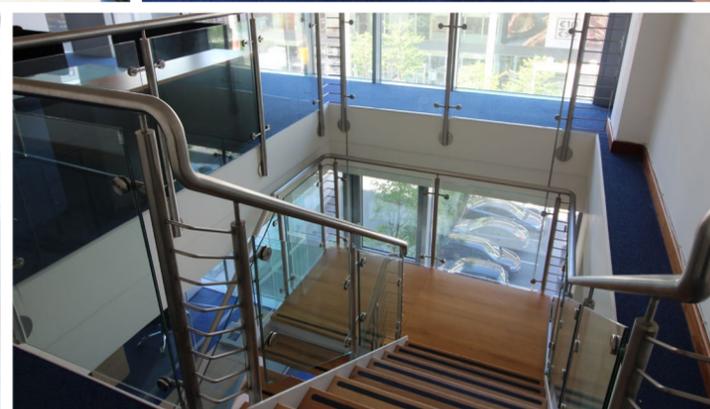


OFFICES



**BNP PARIBAS
REAL ESTATE**

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DESCRIPTION

Suites 19 & 20 the Cubes is a mixed use development consisting of residential, offices and retail which is easily accessible from the City Centre. Suites 19 & 20 provide bright fully fitted office space, 3 separate meeting rooms, communications room, large boardroom and kitchenette facility. These suites provide separate access to the car park which supplies 5 car parking spaces with the property.

LOCATION

The Cubes is located within Beacon South Quarter in Sandyford, Dublin 18. The area is well serviced with public transport links including the Green Luas at Sandyford station as well as being serviced by Dublin Bus and the Aircoach. The area is excellently served by all modes of transport. Sandyford Luas stop (Green Luas line) is a brief 2-minute stroll away. Dublin City Centre is approximately 9km away and within 30 minutes by Luas. The M50, Dublin's main orbital route, is 2km by car providing access to the airport in 30 minutes.

The immediate location offers a wide range of coffee shops, restaurants, shops and gyms. Sandyford is home to many global occupiers including Google, Microsoft, Facebook, Mastercard and Salesforce.

General Specification

- Fully fitted office suitable for immediate occupation
- Raised access floors with floor boxes wired for power and data cabling
- Carpet tiles throughout
- Suspended ceilings
- Cassette air conditioning
- Ladies and mens toilet facilities
- 5 car parking spaces
- Double entry points
- Kitchenette

ACCOMMODATION

We understand that the floor areas extend to the following approximate area:

FLOOR	SQ.M	SQ.FT
First Floor	229.16	2,438
Mezzanine	93.6	1,007
Total	322.76	3,445

TRANSPORT

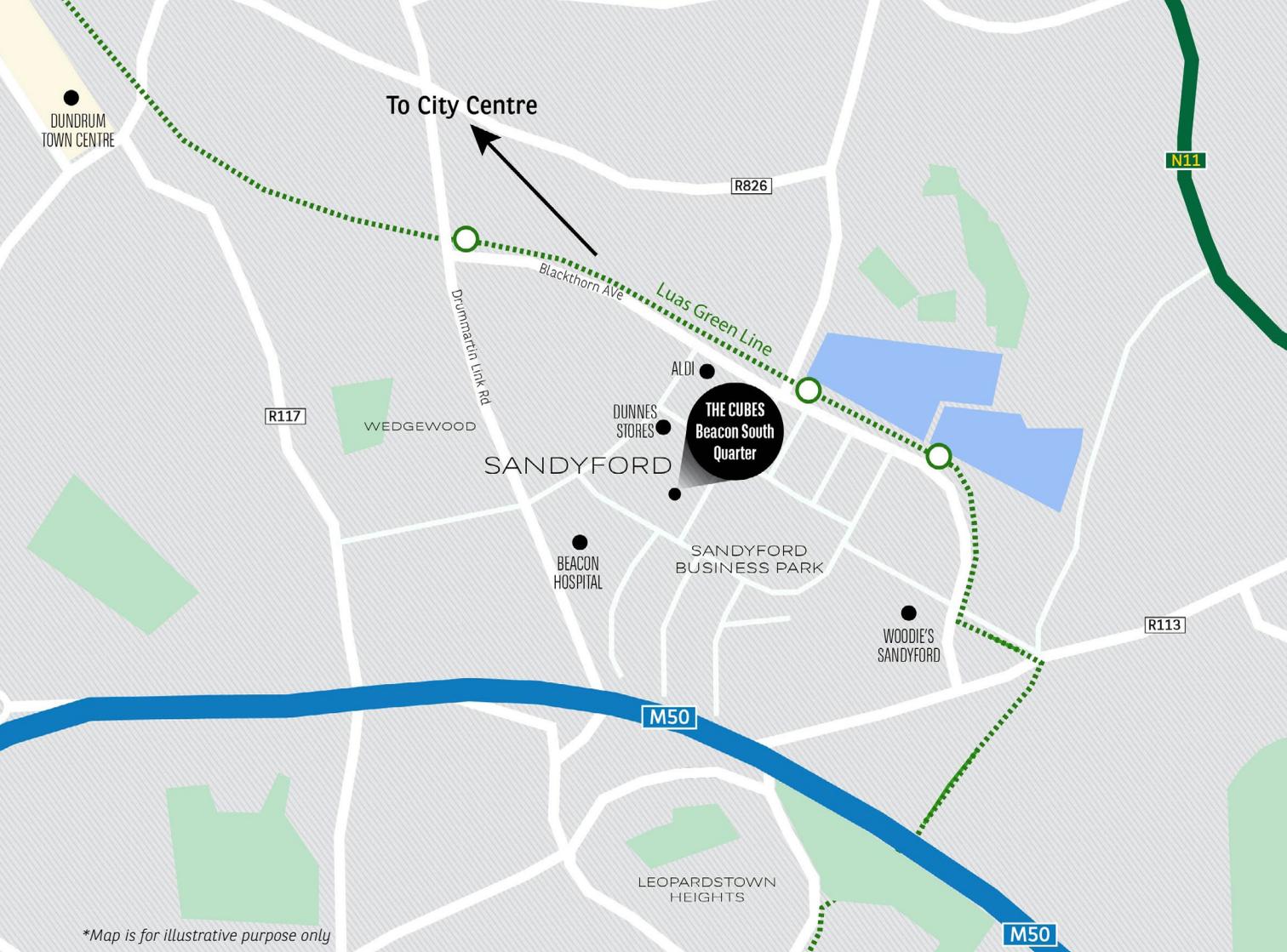
To/From City Centre		25 min
Stillorgan Luas Green Line Stop		4 min
Sandyford Luas Green Line Stop		11 min

AMENITIES



DUNNES STORES





VIEWING

Viewings strictly by appointment only

BER RATING

BER C3

FOR FURTHER INFORMATION OR TO ARRANGE AN APPOINTMENT CONTACT:

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