



# SANDYFORD BUSINESS CENTRE

UNIT 4A & 4B

# “Newly refurbished, own-door office space in Sandyford Business District”



## Key Features

- ~ Newly refurbished office space
- ~ High-quality tenant fit-out in place
- ~ Accommodation available from 4,079 – 10,117 sq ft
- ~ 4 min walk to Sandyford Luas Stop
- ~ Generous, surface-level car parking
- ~ Own Door Access



# PROPERTY DESCRIPTION & SPECIFICATION

Units 4A & 4B provide fully fitted, modern office accommodations in a well-established suburban location. These two-story, self-contained offices feature a bright, double-height entrance and a newly refurbished reception area, creating a welcoming and professional first impression.

Each unit is fully furnished and finished to an exceptional standard, and Unit 4A has recently undergone a high-quality, modern refurbishment. The office spaces offer a versatile mix of glazed cellular offices, open-plan areas, boardrooms, and meeting spaces catering to a variety of business needs. The thoughtful layout promotes collaboration while also providing private areas for focused work.

The offices are finished with painted and plastered walls and carpet tile flooring. Additional features such as raised floors, suspended ceilings, and air conditioning ensure a comfortable and efficient working environment. Each floor is equipped with its own canteen facilities and dedicated toilets, and the property also benefits from up to 38 surface-level parking spaces, providing ample parking for staff and visitors.

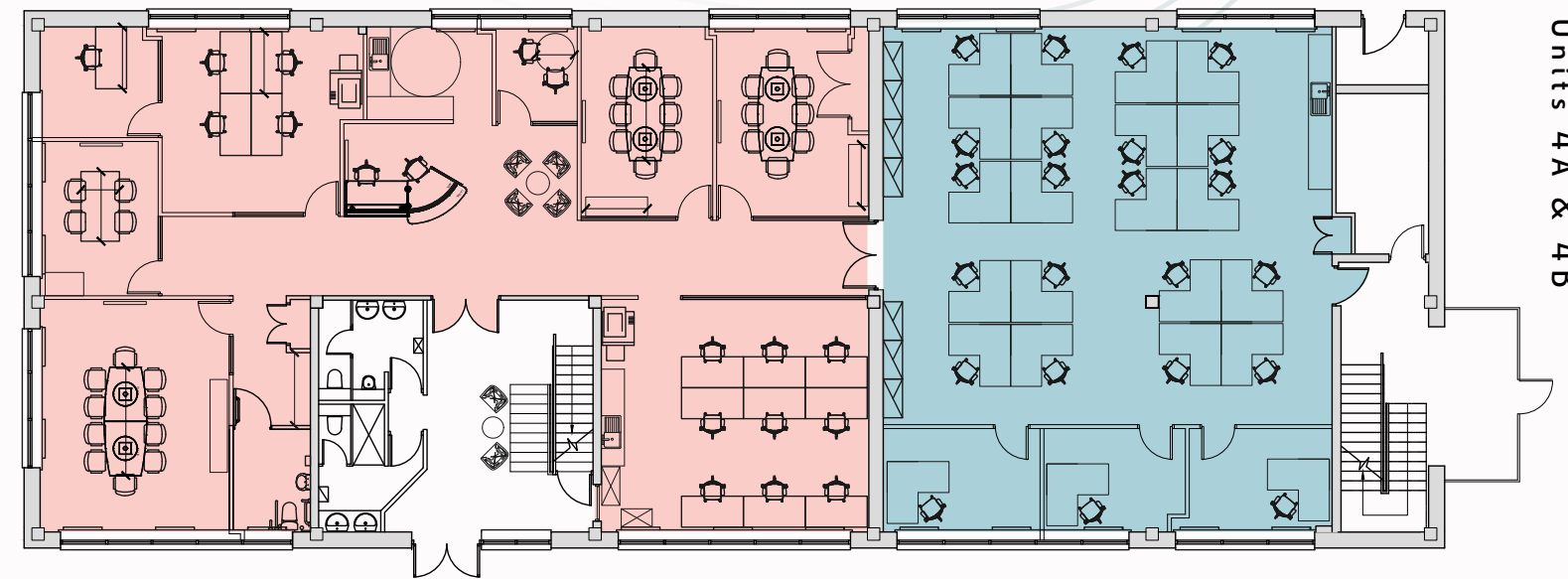
The accommodation totals 10,117 sq ft (GIA) and can be offered in splits of both 6,038 sq ft and 4,079 sq ft.

## Office Accommodation

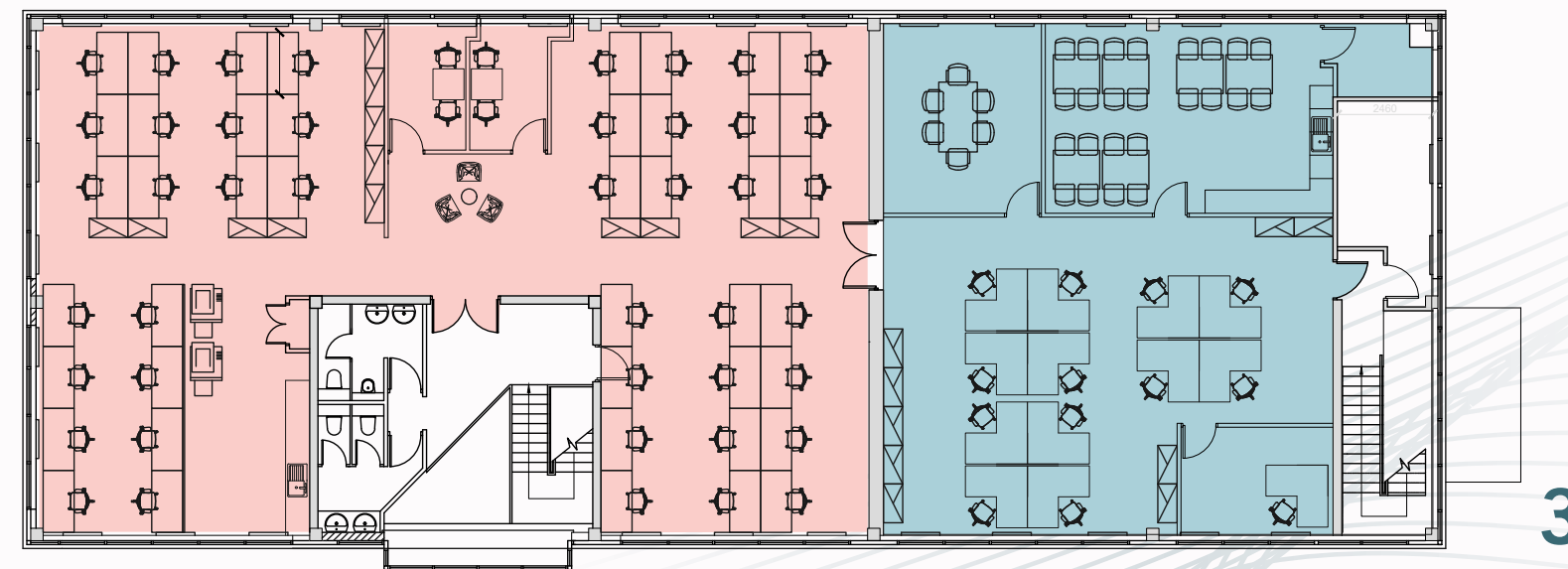
Area (sq ft)

Unit 4A	6,038
Unit 4B	4,079
<b>Total</b>	<b>10,117</b>

### GROUND FLOOR



### FIRST FLOOR



FULLY FITTED & FURNISHED



NEW RECEPTION LOBBY



MEETING & BOARD ROOMS



MODERN FIT OUT



SUSPENDED CEILING WITH LED LIGHTING



AIR CONDITIONING



CANTEEN FACILITIES



RAISED ACCESS FLOORS

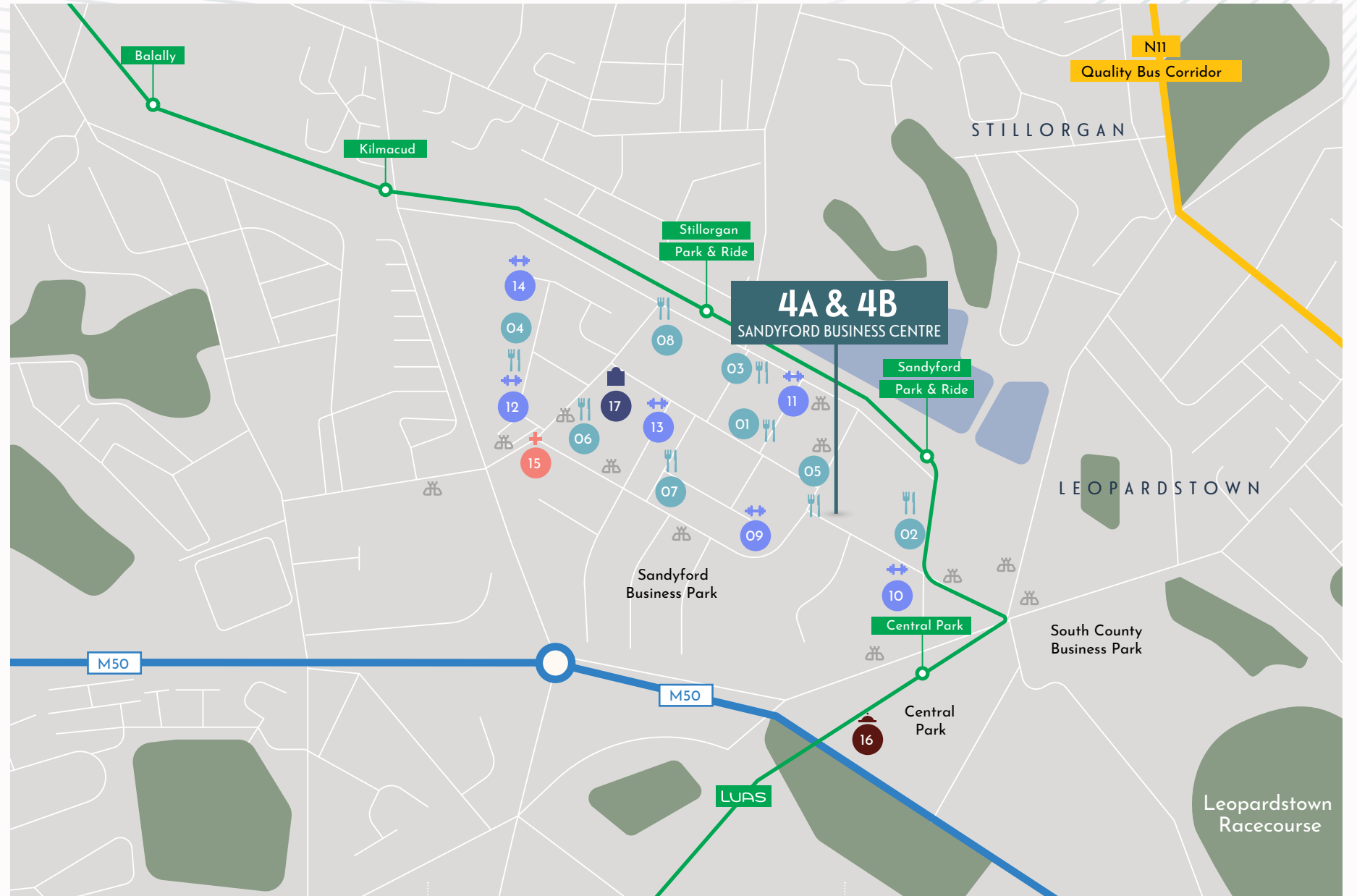
# LOCATION & AMENITY MAP

Sandyford Business Centre enjoys an excellent position within the business district, located in close proximity to the Sandyford Luas stop.

This prime location has consistently attracted and retained a prestigious portfolio of international occupiers across various sectors, making it a preferred suburban office destination. Notable companies such as Facebook, Mastercard, Vodafone, AIB, and Dalata have chosen Sandyford for their operations.

Situated at the corner of Burton Hall Road and Blackthorn Road, the property is just 20 minutes from Dublin's city centre, positioned in one of the city's most sought-after suburban office locations. The building is easily accessible via multiple modes of public transport, including the Luas, Dublin Bus, and Aircoach.

The building is strategically positioned to benefit from a wealth of food and beverage options, including Red Torch Ginger, Freshii, and Dunnes Stores. Additionally, there is a wide range of renowned leisure facilities nearby, such as Flyefit, Raw, and Southside Gyms. Sandyford Business Centre is just a 7-minute walk from Beacon South Quarter, which offers numerous amenities, including banking, leisure, dining, and retail facilities.



Sandyford Business Centre Units 4A & 4B



- |                             |                             |                         |                   |
|-----------------------------|-----------------------------|-------------------------|-------------------|
| 01 RED TORCH GINGER         | 08 SOUTHERN SPICE           | 15 THE BEACON HOSPITAL  |                   |
| 02 FALLOW SPECIALITY COFFEE | 09 CROSSFIT SANDYFORD       | 16 THE CLAYTON HOTEL    |                   |
| 03 CHINA SICHUAN            | 10 RAW GYMS                 | 17 BEACON SOUTH QUARTER |                   |
| 04 CÚPLA SCÚP               | 11 THE WALL CLIMBING GYM    | > Starbucks             | > Bank of Ireland |
| 05 CIRCLE K                 | 12 MOD PHYSICAL CULTURE GYM | > Dunnes                | > O'Briens Wines  |
| 06 CHOPPED                  | 13 YOGA LAB                 | > F45 Training          | > Mango Tree      |
| 07 SUSHIDA                  | 14 SOUTHSIDE GYM            | > Your Local Pharmacy   | > Michie Sushi    |
|                             |                             | > The Coffee Shot       | > Beacon Barber   |
- BUS STOP

## RENT

On application

## LEASE

Available by way of sublease or assignment

## VIEWING

Viewing highly recommended by appointment with sole agents Savills.

## BER



## CONTACT



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