



TO LET

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25 THE MALL, Beacon Court, Sandyford, Dublin 18



High quality office premises



Available as one or two suites



Offices approx. 740 sq ft or 1,480 sq ft



Available on new long-term lease.

Description

This property is located within and forms part of Beacon Court, a mixed use scheme comprising a mixture of commercial, medical related and residential accommodation. Beacon Court is located within Sandford Industrial estate and Business Park, approx 11.5 km south east of Dublin City Centre and within the administrative boundary of Dun Laoghaire Rathdown County Council.

The estate has excellent road and public transport connectivity, with access to junctions 13 and 14 of the M50 orbital motorway within 2 km to the south and the Stillorgan Luas stop is located 750m to the north.

There are numerous high-profile employers in the area such as The Beacon Hospital, Microsoft, Mastercard, Bank of America, Accenture and Salesforce.

The office suites are located at first and second floor levels of Suite 25 and access is via an attractive glass fronted lobby which opens onto the Mall. There are 4 car spaces available.

ACCOMMODATION:

First Floor (NIA)	740 sq ft	68.75 sqm
Second Floor (NIA)	740 sq ft	68.75 sqm

LEASE TERMS:

The premises is available from on a new long term lease

COMMERCIAL RATES:

The local authority rates for 2024 are €5,789.30.

SERVICE CHARGES:

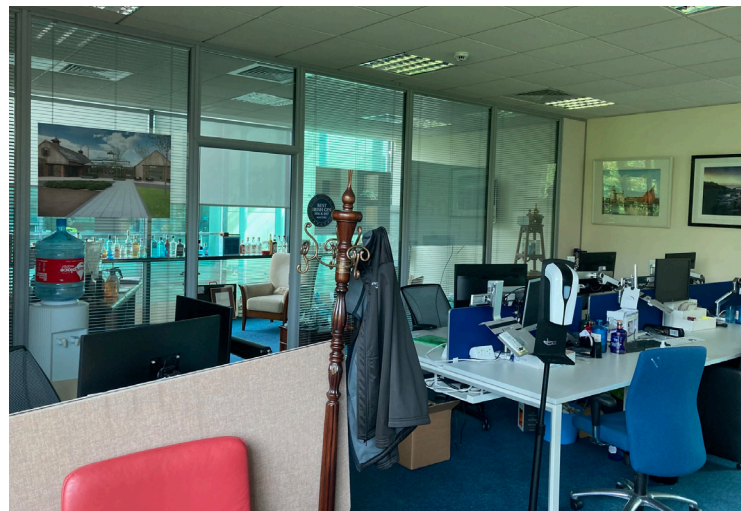
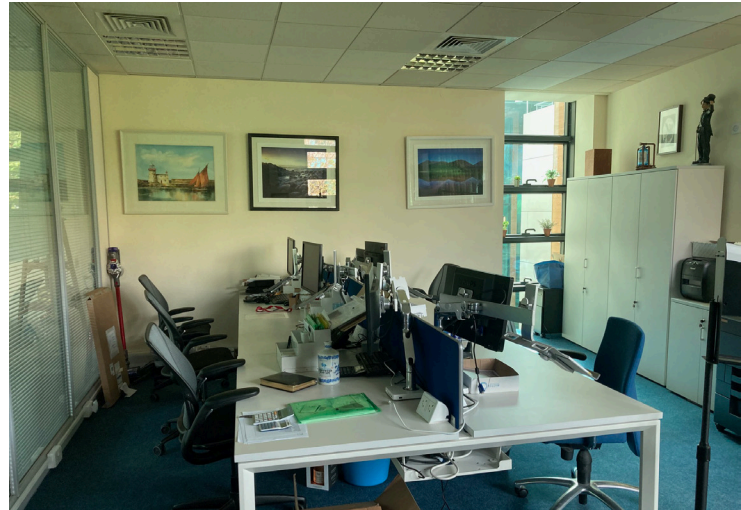
We are advised that the current service charges are €2,843.31 per floor

LANDLORD INSURANCES:

We are advised the current premium is €348.02 per floor

RENT:

On Application



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