

# TO LET

## BLACKTHORN EXCHANGE

### Second Floor Office

Bracken Road, Sandyford Business Park, Dublin 18, D18P6P7



4,023 sq.ft. of fitted office accommodation  
in highly visible pivotal building

BER B3





## LOCATION

Blackthorn Exchange enjoys a prime location in Sandyford, situated at the intersection of Bracken Road and Blackthorn Road. It is approximately 8km south of Dublin City Centre and the wide area is widely regarded as Dublin's premier suburban office location. The property benefits from excellent transport infrastructure and public transport links, including the Sandyford LUAS stop, which is an 11-minute walk away. Dublin Bus also provides regular services along Blackthorn Road, connecting to the city centre and southern suburbs. Additionally, the M50 Junction 13 interchange, immediately to the south, offers easy car access to various national arterial routes and Dublin Airport, which is about a 30-minute drive away.

The vicinity features a variety of dining options within walking distance, such as Elephant & Castle, Zaytoon, and Zambrero. The area also boasts numerous hotels and leisure facilities, including The Beacon and Clayton hotels, as well as Southside, Raw, and Westwood gyms.

### WALK TIMES



Local Bus	Local Dining	LUAS Stop
<b>1 min</b>	<b>2 mins</b>	<b>11 mins</b>

### DRIVE TIMES



M50	City Centre	Airport
<b>4 min</b>	<b>22 min</b>	<b>30 min</b>

## DESCRIPTION

Blackthorn Exchange comprises high-quality office suites over four floors. The development offers amenities such as shower facilities, secure bike parking, and spacious lift lobbies on every floor. The second floor of Block A is fully fitted to a high standard, featuring a mix of meeting rooms, open-plan spaces, and WC facilities. The specifications including raised access flooring, suspended ceilings with new LED lighting, air conditioning, new carpets, and high-quality office furniture available. The buildings HVAC system was upgraded with new high efficiency boilers installed Q4, 2023 and new Building Management System (BMS) and upgrades to the Air Handling Unit (AHU) completed in Q2 2024.

## FEATURES

Blackthorn Exchange is an impressive highly visible four-storey building. The building benefits from shower facilities in the reception of Block B and there is secure bike parking and common lift lobbies on all floors. The office comes fully fitted with furniture with a mix of open plan and some meeting rooms.



Accommodation  
4,023 sq.ft



8 car  
spaces



High quality  
furniture  
available



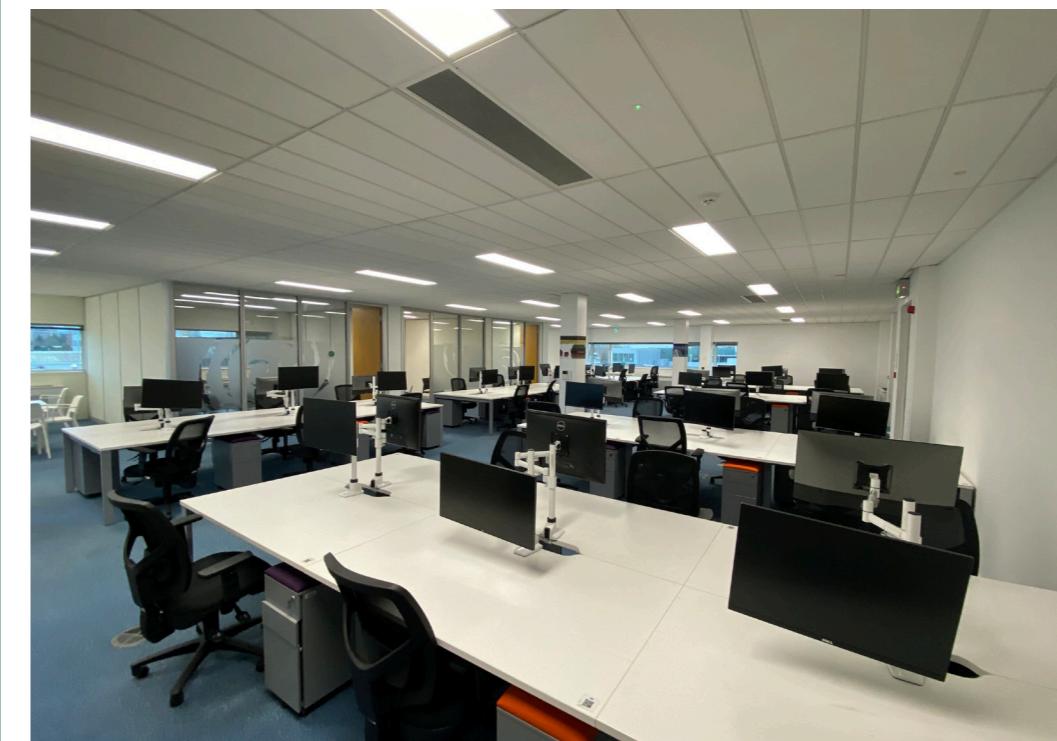
Suspended  
ceilings with  
new LED lighting



Fan coil air  
conditioning



Plastered  
and painted  
walls



## BER Rating

**BER B3**

## Terms

Available on a new lease

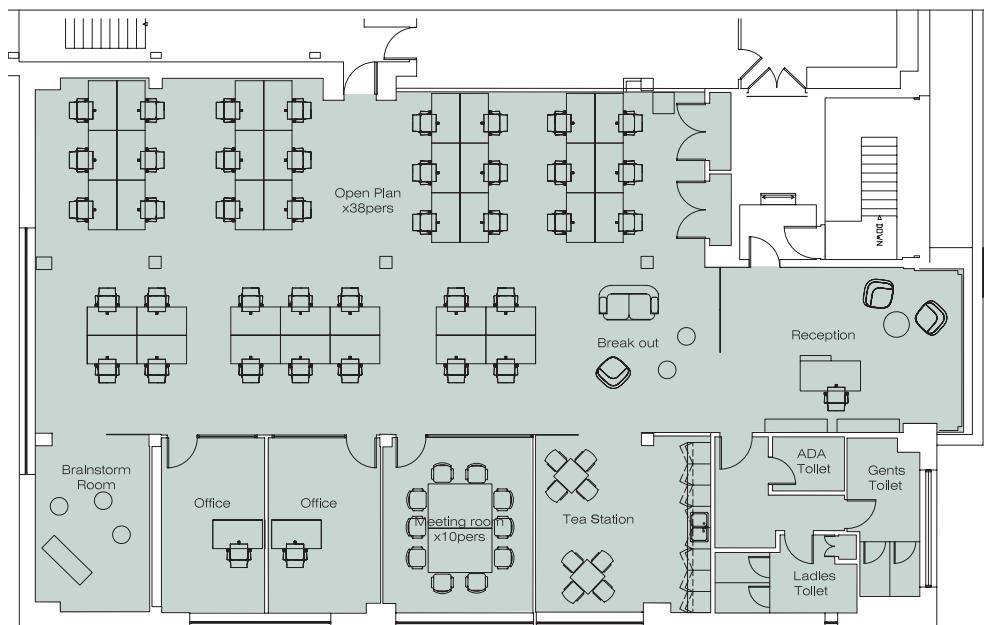
## Rent

On Application

## Viewing

Strictly by appointment with the sole letting agents.

## PROPOSED FLOOR PLAN



## Letting Agents

**Lisney**

COMMERCIAL REAL ESTATE

### Lucy Geoghegan

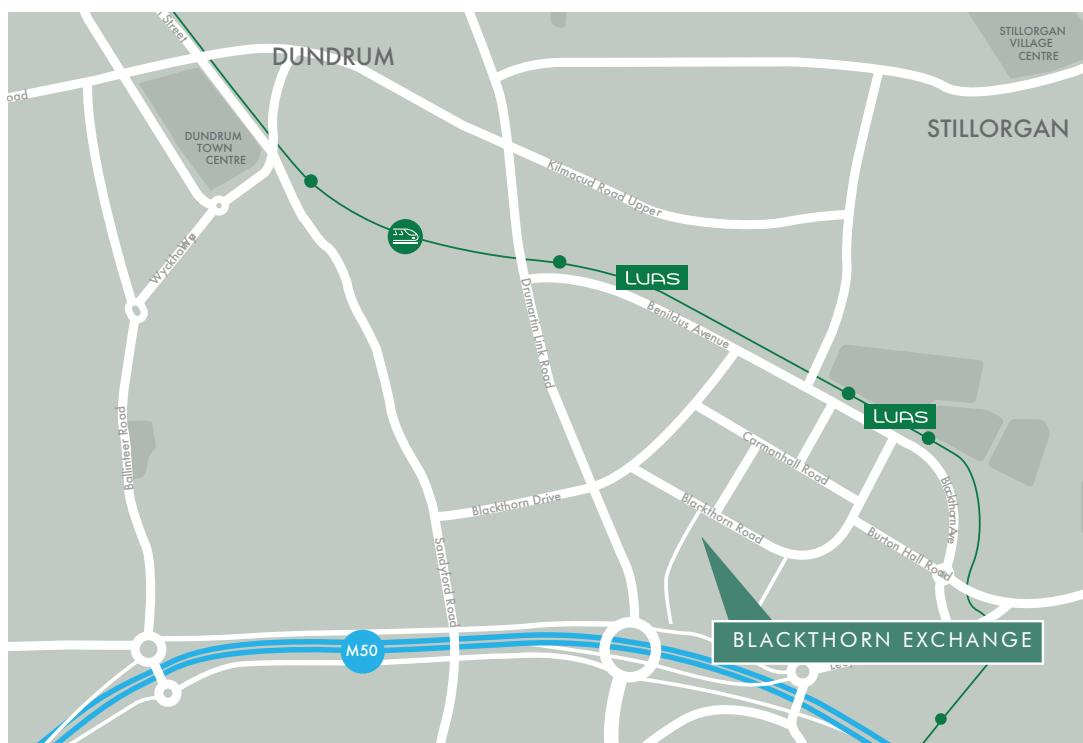
T: +353 1 638 2700

E: lgeoghegan@lisney.com

### Paul Hipwell

T: +353 1 638 2700

E: phipwell@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.