



# APEX BUSINESS CENTRE SUITES A & B



# “Furnished office suites in the heart of the Sandyford Business District.”

## KEY FEATURES

- ◆ Fully fitted & furnished office suite
- ◆ Floor plates available from 2,228 – 5,823 sq ft
- ◆ 10 min walk to Stillorgan Luas Stop
- ◆ Secure basement-level car parking
- ◆ Modern, double-height entrance lobby
- ◆ Staffed reception

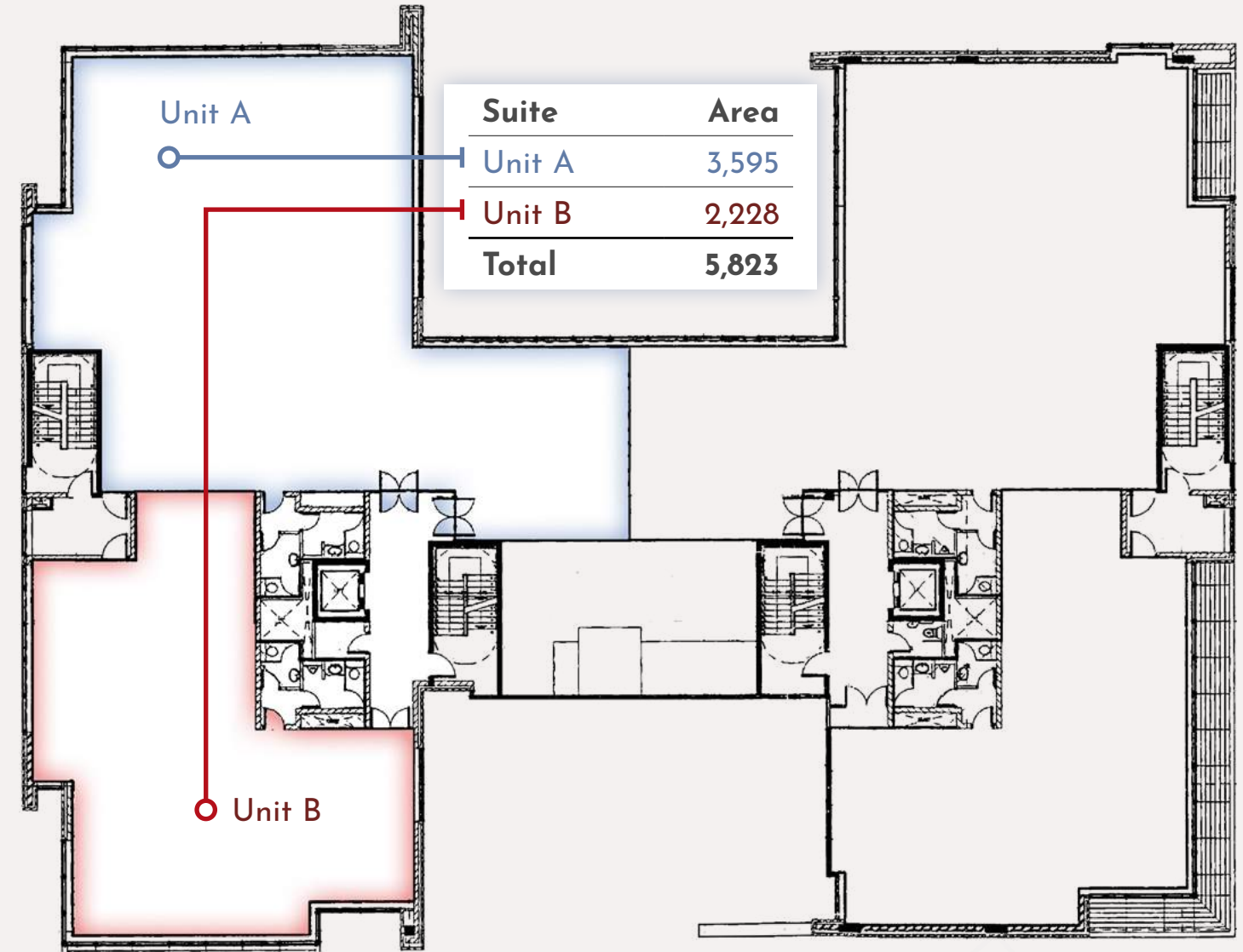


# PROPERTY DESCRIPTION & SPECIFICATION

The Apex Business Centre is a modern, 5-storey office building featuring self-contained office suites and an impressive double-height, staffed reception. This bright and airy space offers a professional environment designed to meet a variety of business needs.

Located on the first floor of Block C, Units A & B provide fully fitted office accommodation with a combined gross internal area of 5,823 sq ft. These units benefit from 12 dedicated basement car spaces, ensuring convenient access for staff and visitors.

The suites feature a versatile combination of open-plan and cellular office spaces, designed to enhance productivity and collaboration. The specifications include raised access floors, suspended ceilings, recessed light fittings, air conditioning, lift access, and dedicated WC facilities, providing a comfortable and efficient working environment.



FULLY FITTED & FURNISHED



STAFFED RECEPTION



MEETING & BOARD ROOMS



2 PASSENGER LIFTS



SECURE BASEMENT CAR PARKING



AIR CONDITIONING



CANTEEN FACILITIES



RAISED ACCESS FLOORS



# LOCATION & AMENITY MAP

Sandyford is one of Dublin's most successful suburban locations, boasting an excellent transport network, a readily available workforce, and an abundance of local amenities. This vibrant area has attracted many high-profile occupiers, including Facebook, BNP Paribas, Mastercard, and Avant Money.

The immediate vicinity offers a diverse range of cafés, restaurants, shops, and gyms. Directly adjacent to Apex Business Centre, Beacon South Quarter provides numerous amenities, including banking, leisure, dining, and retail facilities. Dundrum Town Centre, one of Europe's premier shopping destinations, is only a 5-minute journey via the Luas.

Situated on Blackthorn Road, the centre is extremely well-connected. It is adjacent to the M50 motorway and just a 10-minute walk from the Luas Green line. Sandyford is also well-served by Dublin Bus, with several routes, including the 11, 47, and S8 services, as well as a feeder bus to Blackrock DART Station.



- |                            |                             |                         |
|----------------------------|-----------------------------|-------------------------|
| 01 RED TORCH GINGER        | 08 SOUTHERN SPICE           | 15 THE BEACON HOSPITAL  |
| 02 BROTHER BEAN COFFEE CO. | 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             |
| 05 CIRCLE K                | 12 MOD PHYSICAL CULTURE GYM | > Dunnes                |
| 06 CHOPPED                 | 13 YOGA LAB                 | > F45 Training          |
| 07 SUSHIDA                 | 14 SOUTHSIDE GYM            | > Your Local Pharmacy   |
|                            |                             | > The Coffee Shot       |
|                            |                             | > Bank of Ireland       |
|                            |                             | > O'Briens Wines        |
|                            |                             | > Mango Tree            |
|                            |                             | > Michie Sushi          |
|                            |                             | > 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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