



# Suite B Apex Business Centre

Blackthorn Road  
Sandyford Business Park  
Dublin 18

- Recently Refurbished Office Suite
- Fully Furnished Turnkey Condition
- c. 188 sq. m. / 2,024 sq. ft. + 4 Car Spaces
- Flexible Lease Terms Available



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**TO  
LET**

## LOCATION

The property is situated on the ground floor of the Apex Business Centre, located in the immediate vicinity of the Beacon South Quarter, the Beacon Hospital and The Mall at Beacon Court, in the centre of Sandyford.

The location benefits from a number of local amenities and facilities in the immediate area.

The building is well positioned to avail of public transport links being only a few minutes from the LUAS Green Line and numerous Dublin Bus routes. Junction 14 of the M50 is located c. 700m from the property.

## DESCRIPTION

The subject property forms part of the ground floor of the Apex Business Centre, with excellent frontage within a five storey over basement modern office block.

The double height entrance with manned reception desk, provides a spacious waiting area for clients. Staff welfare facilities in the building include shower rooms which have recently been upgraded.

The office suite comprises a third-generation office with air conditioning extending to c. 188 sq. m. (2,024 sq. ft.) The unit is currently configured to provide a mix of open plan offices, cellular offices and a board room. There are also 4 car parking spaces located in a secure basement car park.

## FEATURES

- 1 Board Room
- 2 Large Offices
- LED Lighting
- 4 Car Parking Spaces
- Canteen and Locker Area
- Newly Refurbished Shower Areas

**TITLE: Leasehold**

**COMMERCIAL RATES: c. €9,845 per annum**

**SERVICE CHARGE: c. €9,100 per annum**

**BER D1 No: 800577421 / 456.81 kWh/m2/yr**

## ACCOMMODATION

*The approximate Gross Internal Floor area is:*

GIA	sq. m.	sq. ft.
Ground Floor	188	2,023

**4 Car Spaces**

*All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence*



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