

## 13 SANDYFORD OFFICE PARK, SANDYFORD, DUBLIN 18



**01-638 2700**

- Modern own door office unit of 80 sqm (850 sqft) GIA
- Generous on-site car parking for 3 cars
- Excellent profile facing onto Blackthorn Avenue
- Directly adjacent to Sandyford LUAS stop
- Available immediately



## LOCATION

Sandyford Office Park is located approximately 8km south of Dublin city centre in the heart of Sandyford Office Park. The Sandyford area is the number one suburban business location in Dublin. The occupiers within Sandyford Office Park include Reads Design & Print, Atron, McCarthy Insurance Group and G & D Walsh Solicitors.

Sandyford is well served by public transport with the LUAS Sandyford stop located directly adjacent to the subject property providing easy access to the city centre via Dundrum. Numerous bus routes also serve the immediate area.

## DESCRIPTION

13 Sandyford Office Park comprises a mid-terrace own door office unit extending to approximately 80 sqm (850 sqft). The accommodation is open plan on ground and first floor with storage on second floor. The specification includes recessed lighting, perimeter trunking, solid floors and storage heating throughout. The property also benefits from w.c. on ground and w.c./shower facilities on second floor.

## ACCOMMODATION

The property extends to approx 80 sqm (850 sqft) GIA.

## LEASE TERM

The property is available under flexible lease terms.

## CAR PARKING

There are 3 on site car parking spaces available.

## RENT

On application.

## BER INFORMATION

BER: G.  
BER No: 800535718.  
EPI: 1138.74 kWh/m<sup>2</sup>/yr.

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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## ST. STEPHEN'S GREEN HOUSE

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## OTHER OFFICES

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Ref: CA038355

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