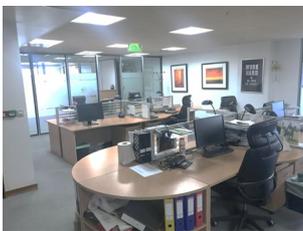


# Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

1st Floor, 23a Seafield Road, Blackrock, Co. Dublin A94DX27 | Tel: (01) 2196680 | Fax: (01) 2196676 | Mobile: (086) 811 7587 | Email: mervynfeely@eircom.net

## OFFICES TO FOR SALE / TO LET



### Suite 16, The Cubes, Beacon South Quarter, Sandyford, Dublin 18

- Located within 8 minute walk of Luas Green Line.
- Fully fitted dual aspect office with spectacular view.
- 310sq.m
- 5 Car Park Spaces

## LOCATION:

The Cubes, Beacon South Quarter, Sandyford is set within a modern mixed-use development. The development benefits from bars, restaurants, supermarkets, leisure centres and offices serving a host of Irish and international business. Located adjoining the M50 and 10km south of Dublin City Centre. The Luas Green Line Sandyford station is c. 8 minute walk from the property. The park is well serviced by public transport with a Q.B.C. linking Beacon South Quarter with Stillorgan and dedicated feeder bus from Blackrock Dart Station. Beacon South Quarter is a fully managed development with 24 hour security.

## DESCRIPTION:

The property comprises an own door duplex office with dual aspect located above the ground floor offices suite. There is a shared foyer entrance and private access to the parking area. The suite is configured to accommodate a reception, large open plan, 6 private cellular offices, board room, kitchen and dining area and staff bathrooms.

<b>ACCOMMODATION:</b>	Ground Floor	183.8sqm
	Mezzanine	<u>126.5sqm</u>
	Total	310.3sqm

**BER:** E2

**RATES:** €14,889.70 (2019)

**SERVICE CHARGE:** €16,685.28 (2019)

**SALE PRICE:** €800,000

**RENT:** €65,000

**VIEWING:** Strictly by Appointment

**PSRA Licence No: 001142**

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