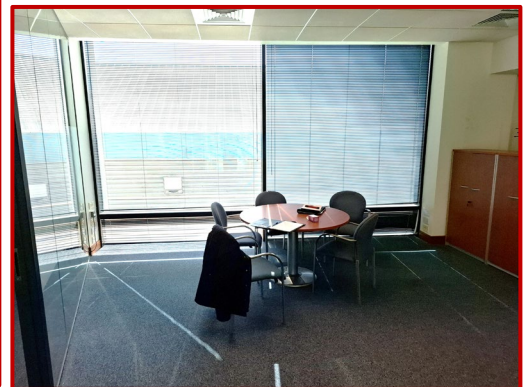
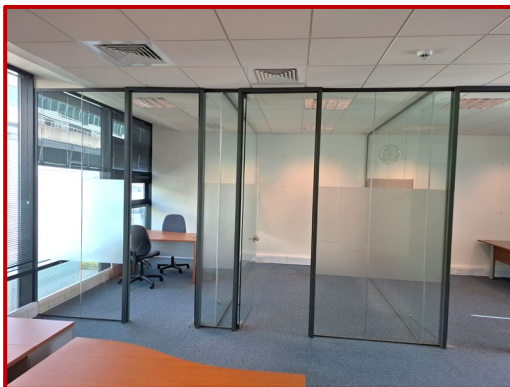


Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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OFFICE TO LET SUITE B4, THE AVENUE, BEACON COURT, SANDYFORD, DUBLIN 18



- **Modern Second Floor Office Suite.**
- **Adjacent to Beacon Hospital and Consultants Clinic.**
- **Well serviced by Luas and bus services.**
- **24-hour security and Creche on-site.**

PSRA License No: 001142

LOCATION:

Beacon Court is 3 minutes by car from junction 13 on the M50 and is serviced by the Luas green line (Kilmacud stop), Dublin Bus and both Dublin and Cork Air Coach. The building adjoins the Beacon Hospital and Consultant Clinics.

DESCRIPTION:

- The office suite at B4 The Avenue Beacon Court is on the second floor.
- The offices are fitted and ready to move in to and incorporate heating, air conditioning and alarm.
- Internally the offices have 2 No. managers offices; open plan offices; kitchenette and toilet accommodation.
- The ceilings have suspended tiles; walls are plastered and painted and the floors have carpet tiles.
- There are cafes, restaurants and a visitors car park within the complex.

ACCOMMODATION:

The gross internal floor area is 107.4sq.m (1,156sq.ft)

CARS: 2 designated car spaces.

LEASE: 10-Year Lease.

RENT: €27,000pa

SERVICE CHARGE: €3,425.44

RATES: €5,361.07

BER RATING: TBC

PSRA License No: 001142

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