THE
HIVE
SANDYFORD

THE HIVE SANDYFORD

FINAL REMAINING SUITE

BE PART OF THE HIVE

The HIVE is one of Sandyford's most distinctive Grade A office buildings, combining contemporary design, high-quality specification and excellent connectivity in the heart of Sandyford Business District.

The building has been comprehensively transformed to provide an exceptional working environment, featuring an iconic glazed façade, impressive double-height reception, enclosed Atrium 'Third Space' and statement art installation.

With just one suite remaining, this is a final opportunity to secure bright, efficient and flexible Grade A office accommodation within an established building already home to leading corporate occupiers.





BUILDING HIGHLIGHTS

- Final remaining suite extending to approximately 7,994 sq ft GIA
- 10 designated car parking spaces available with the final remaining suite
- High-profile occupiers within The HIVE include Cubic Telecom, NTR plc and Grafton Group plc
- Impressive double-height reception with front-of-house personnel and security access controls, providing 24/7 access
- Bright and efficient rectangular floorplate with excellent natural light, ideally suited to both open-plan and cellular layouts
- High-quality cores throughout, incorporating 3 x 13-person lifts and contemporary WCs on each level
- Open walkways overlooking the internal Atrium, providing flexible space for informal meetings, breakout, events and remote working, with Wi-Fi connectivity
- 2.7m working height within office areas, with 400mm ceiling void and 200mm raised access floor void
- Suspended perforated metal ceiling tiles with LED lighting and VRF air conditioning
- 96 secure bicycle spaces and 6 motorbike spaces
- Excellent tenant amenities at basement level, including 8 showers, drying room, WCs and locker facilities

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

WIRED CERTIFIED PLATINUM

BER A3

CYCLING SCORE PLATINUM





96

SECURE BIKE SPACES

ACCOMMODATION SCHEDULE

GROSS INTERNAL AREA	SQ M	SQ FT
PART SECOND	743	7,994
RECEPTION/ATRIUM	320	3,448

(All areas are approximate and subject to final measurement)

LEASING INFORMATION

AVAILABILITY

Available by way of Sublease / Assignment to April 2032.

Further details are available on request.

SUSTAINABILITY CREDENTIALS

BER A3 Rating

LEED Platinum

QUOTING RENT

€31.00 per sq ft

CAR PARKING

€1,750 per space per annum

RATES

€4.70 per sq ft

SERVICE CHARGE

€5.60 per sq ft

INSURANCE

€0.60 per sq ft

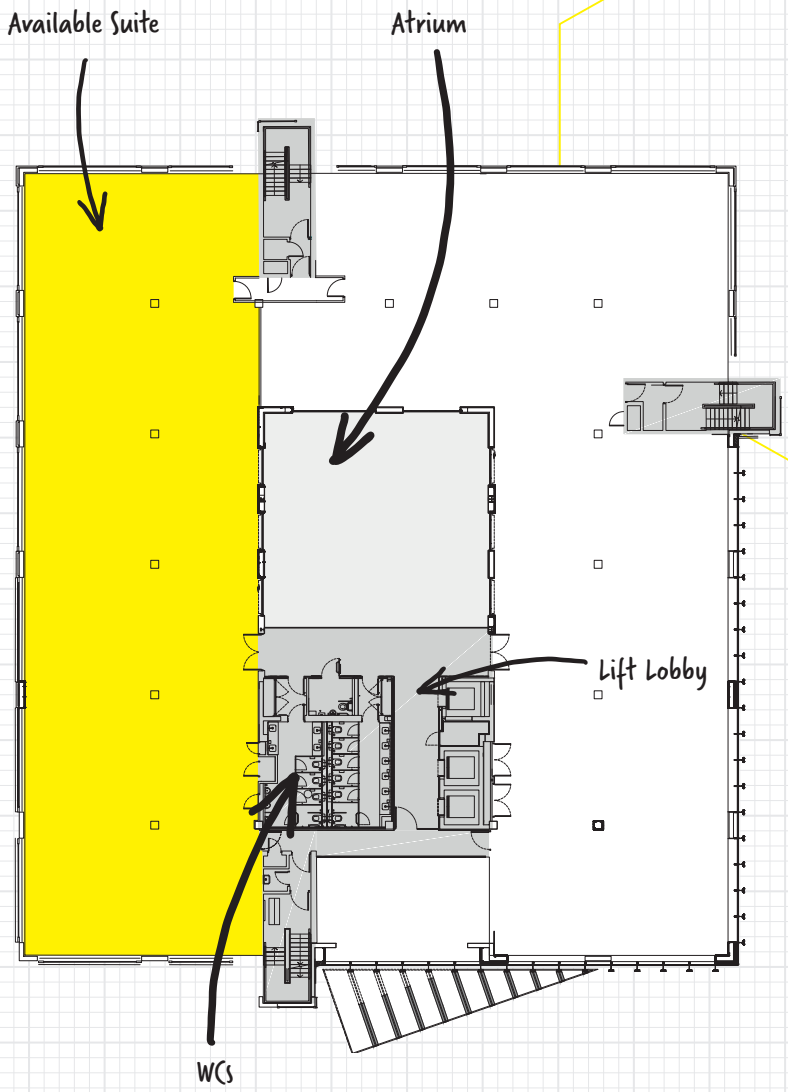
VAT

VAT is applicable.



PART SECOND FLOOR SUITE

PART SECOND: 7,994 SQ FT GIA



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CARMANHALL ROAD

Plans not to scale
For indicative purposes only

INDICATIVE LAYOUT: TRADITIONAL

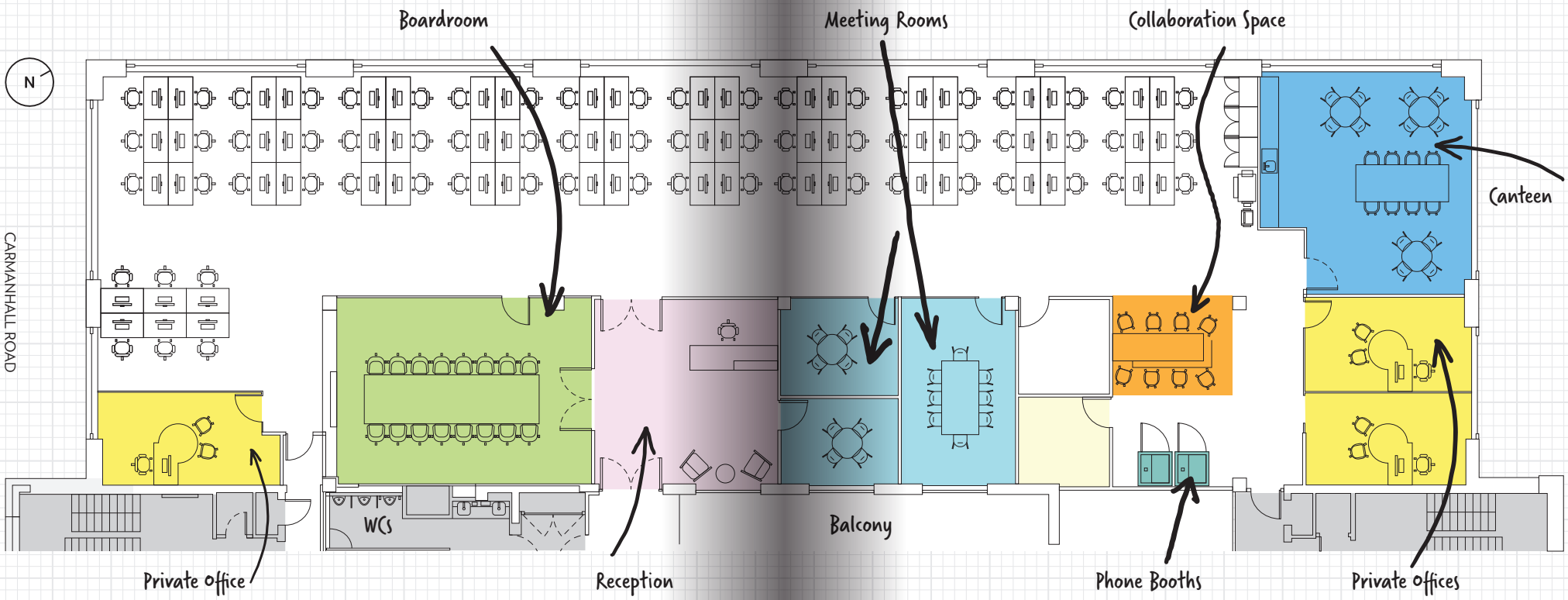
TYPICAL FLOOR	
OPEN PLAN DESK SPACES	66
BOARDROOM (16 PERSON)	1
MEETING ROOM (8 PERSON)	1
MEETING ROOM (4 PERSON)	2
PRIVATE OFFICES	3
PHONE BOOTHS	2
CANTEEN	20
COLLABORATION SPACE	8

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- PHONE BOOTHS
- COLLABORATION SPACE
- BOARDROOM
- MEETING ROOMS
- CANTEEN



66

TOTAL STAFF
(OPEN PLAN)



INDICATIVE LAYOUT: AGILE

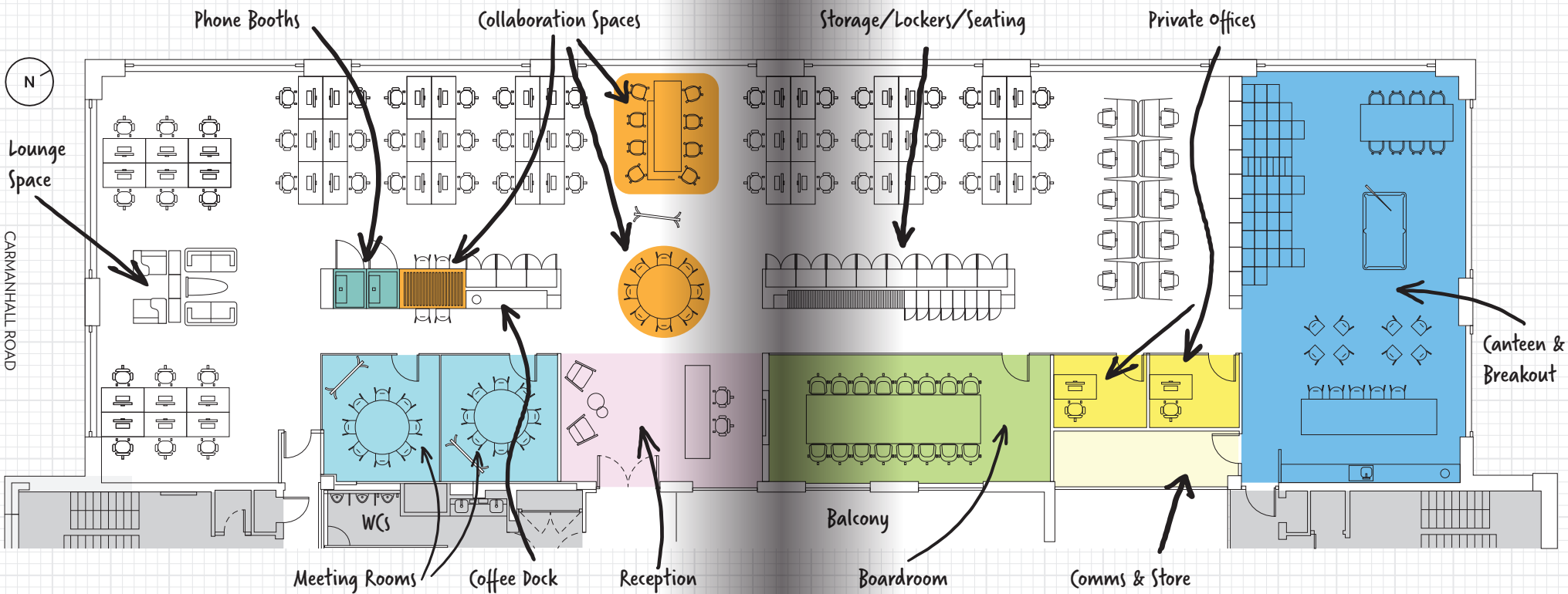
TYPICAL FLOOR	
OPEN PLAN DESK SPACES	58
BOARDROOM (16 PERSON)	1
MEETING ROOM (8 PERSON)	2
BOOKABLE OFFICES	2
PHONE BOOTHS	2
COFFEE DOCK	1
COLLABORATION SPACES	20
CANTEEN	21

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- PHONE BOOTHS
- COLLABORATION SPACES
- BOARDROOM
- MEETING ROOMS
- CANTEEN



58

TOTAL STAFF
(OPEN PLAN)



SANDYFORD, DUBLIN 18 THE IDEAL SOUTH DUBLIN LOCATION

Sandyford is Dublin's premier suburban office zone and the location of choice for many leading international occupiers such as Google, Microsoft, Salesforce and Vodafone.

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MINUTES TO CITY CENTRE



AN UNRIVALLED LOCATION AT THE CENTRE OF ONE OF DUBLIN'S BEST CONNECTED BUSINESS DISTRICTS

OCCUPIERS

1 Google
2 Meta
3 AIB
4 Microsoft
5 Verizon
6 Sales Force
7 Google
8 Mastercard

HOTELS

9 The Beacon Hotel
10 Clayton Hotel

FOOD & BEVERAGE

11 Woodfire & Green
12 Baristas Café
13 Berman & Wallace
14 Freshi
15 Square One Cafe
16 Chopped
17 Baan Thai
18 China Sichuan
19 La Dolce Vita
20 Insomnia
21 Green Mango
22 Michie Sushi
23 Urban Fox Brasserie & Bar

FITNESS

24 CrossFit Sandyford
25 Westwood Gym
26 Ben Dunne Gym
27 Skillzone
28 Be Fit For Life
29 Jump Zone
30 F45 Training
31 Raw Gyms
32 The Institute of Physical Training
33 The Wall Climbing Gym
34 Curves Sandyford
35 Motivation Weight Management
36 Optimum Performance

25K
PEOPLE WORKING IN SANDYFORD

Dublin Bus Five routes serve the location; 11, 47, 75, 116 & 114

Aircoach to Dublin Airport

Luas Green Line 2 min walk to Stillorgan Stop



JOIN SOME OF THE WORLD'S BIGGEST BRANDS AND BLUE CHIP COMPANIES

SANDYFORD BUSINESS DISTRICT

THE
HIVE
SANDYFORD

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