

FOR SALE
TO LET

FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



**SUITES 19 & 20 THE CUBES OFFICES
BEACON SOUTH QUARTER
SANDYFORD, DUBLIN 18
- 3,474 SQ FT (323 SQ M)**

- OWN DOOR DUPLEX OFFICE SUITE
- OPEN PLAN WORKING SPACE, PRIVATE OFFICES & BOARDROOM
- TURNKEY CONDITION
- 5 COVERED CAR PARKING SPACES

For all enquiries call or visit our website:

01 2933800 | www.fjfrisby.ie





LOCATION

Sandyford has established itself as one of the most successful suburban business districts in Dublin due to its excellent accessibility, amenities and transport links. The area has a high concentration of office, industrial and residential development attracting a much sought-after workforce and a dynamic environment with many national and international occupiers.

The property is located in The Cubes Offices in Beacon South Quarter a well established office development. The property benefits from a office and retail environment in the immediate and has an attractive number of retail and food and beverage offerings for staff including Elephant & Castle, Michi Sushi, Starbucks, The Coffee Shot, Dunnes Stores, not to mention gym facilities at Flye Fit and Tribe Fitness, salon and barbers, Silke and New Plaza and creche facilities at The Park Academy.

Nearby office developments include The Hive, Nova Atria, Termini Buildings and the Sandyford Business Centre which are home to many national and international businesses.

The property is located within close proximity to the Beacon Hospital and Beacon Court, and is just a short walk from the Stillorgan Luas station for direct access to the city centre within 25 minutes, there are local bus routes, Air-coach and feeder links to Blackrock Dart Station, while lying within 1km of the M50 Motorway, Dublin's orbital route, accessed at junction 14, affording a 30-minute journey to the Airport. In addition, it is close to numerous amenities including Dundrum Town Centre, Leopardstown Race Course, Central Park, and Fernhill Park and Gardens.

DESCRIPTION

The subject property comprises an own-door office suite located on the second floor of The Cubes Offices in the Beacon South Quarter. The property can be accessed via stairs or lift. Internally the unit has been completed to a high specification with raised access concrete floors, plastered / painted walls, suspended ceilings and air conditioning and LED lighting throughout. The office presents over two floors. On the ground floor there is a number of private offices, open-plan space for bench desking, kitchenette and toilet facilities. On the first floor there is additional open space suitable for a number of uses and a large meeting room. The property benefits from floor to ceiling windows throughout and a wonderful aspect to the busy Beacon South Quarter retail environment below. The suite is suitable for a variety of users and is in turn-key condition.

Externally the property benefits from 5 car parking spaces, located in a secure car park at the same level and accessed via fob.

ACCOMMODATION (APPROX)

	SQ FT	SQ M
Office	3,474	323
TOTAL	3,474	323

BER C3



Price available upon request. Inspection strictly by prior appointment only.

F. J. Frisby & Associates Limited | Suite 17 | The Mall | Beacon Court | Sandyford | Dublin 18 | D18 E3C8

Tel: **01 2933 800** Email: **info@fjfrisby.ie** Web: **www.fjfrisby.ie**

PSRA Licence No: **002980**

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