



CBRE

TO LET

TRIGON HOUSE,
Sandyford, Dublin 18

On a short term or serviced office basis



LOCATION

Trigon House is prominently located on Arena Road just off Burton Hall Road in the heart of the Sandyford Business District (SBD) with ease of access to the Sandyford LUAS, M50, numerous bus routes, South Dublin and Dublin City Centre.

The SBD includes Sandyford, Central Park and South County Business Park with over 25,000 employees from a range of big international and the international headquarters of Mastercard, Merrill Lynch, Salesforce, Vodafone and Microsoft.

A range of convenient amenities are within close walking distance - Woodies, Clayton Hotel, Dunnes Stores, The Art of Coffee, La Doce Vita, Woodfire & Green, Baan Thai, Freshii to name a few.

In addition to the above, the area has attracted over 15 gyms such as Raw Gym, Ben Dunne Gym along with South Dublin's only rock climbing wall which is within a 2 minutes' walk on Arkle Road and Jump Zone which is located on Heather Road.



DESCRIPTION

Trigon House comprises a four storey over basement detached office building extending to a Gross Internal Area of 18,512 sq.ft. with 35 surface car spaces.

The available accommodation is arranged over first to third floor extending from 4,300 sq.ft. to 13,445 sq.ft.

All floors are accessed off the main lobby which has a maned reception with lift access to each floor. The available furnished office space is arranged over first floor and penthouse.

The accommodation also has the benefit of 50 car parking spaces available in the underground car park.

SCHEDULE OF ACCOMMODATION

FLOOR	GIA SQ.M.	GIA SQ.FT.
First	424	4,566
Second	425	4,578
Third	400	4,300
Total	1,720	18,512



DUBLIN BUS
1 min walk



LUAS GREEN LINE
5 min walk



AIRCOACH
5 min walk



BLEEPERS BIKES
on your doorstep



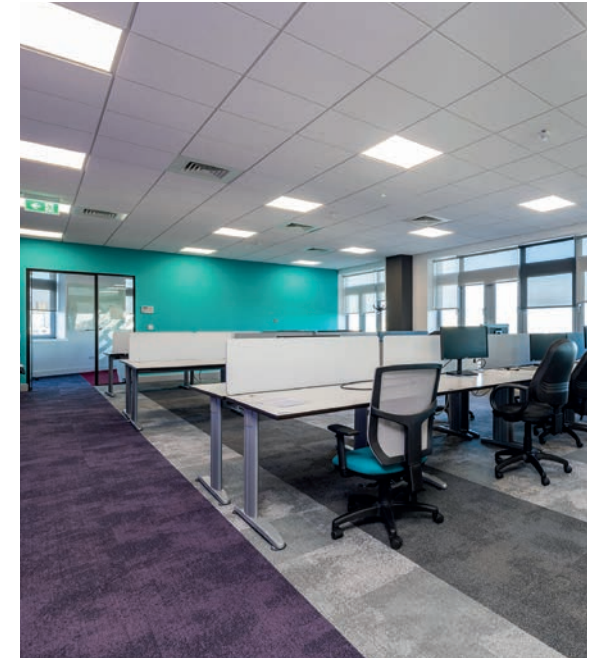
IRISH RAIL & DART
15 min drive by feeder bus

DESCRIPTION

Trigon House offers an ideal suburban location. Available immediately, the property comprises 18,512 sq.ft. of fully fitted space over four floors that was completely refurbished in 2019 to an excellent standard and presents an individual own door opportunity in great turnkey walk-in condition.

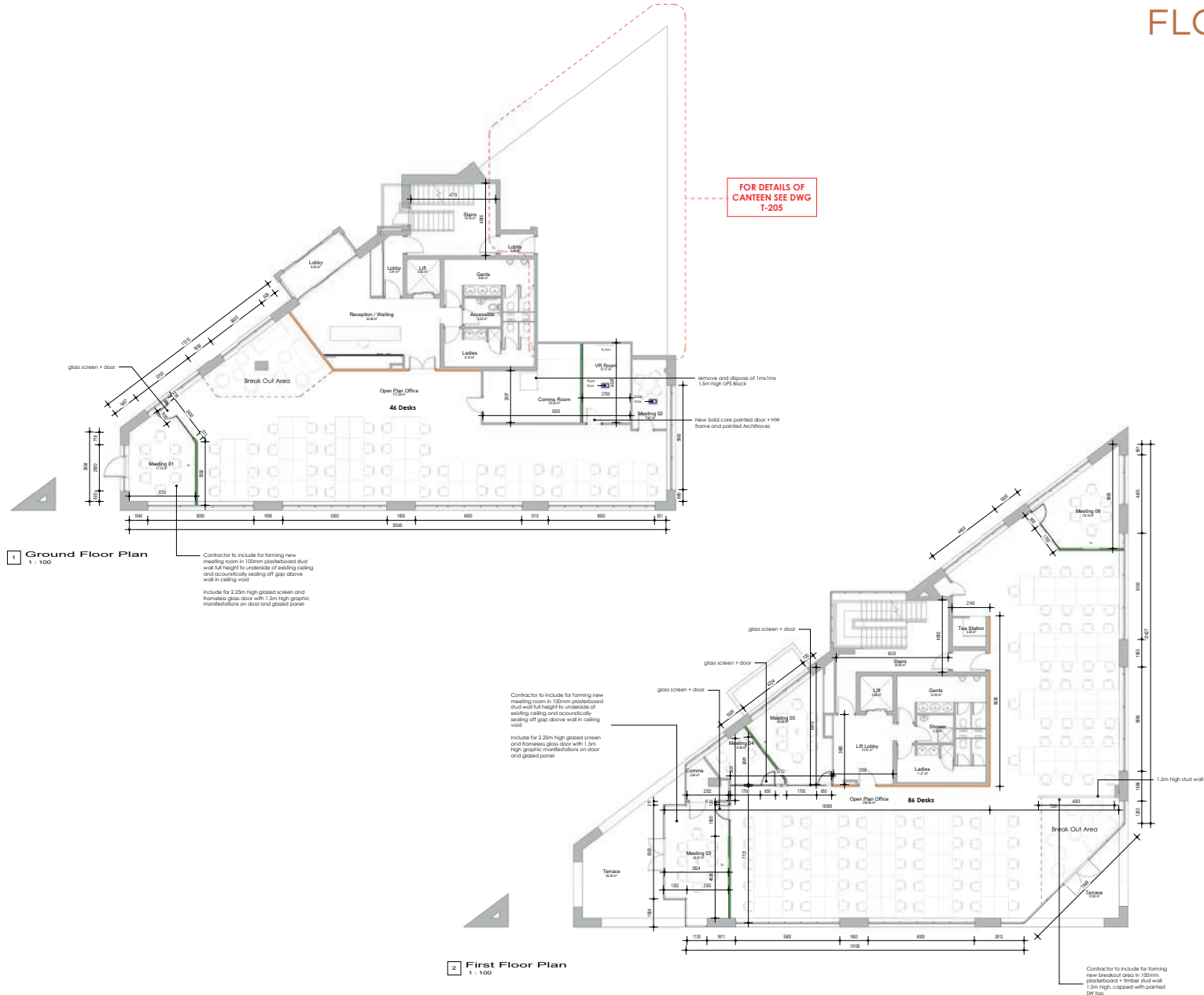
Trigon House has a variety of meeting and boardrooms throughout the building along with generous open plan floor space which offers a new tenant an opportunity to avail of both flex and collaborative workspaces, with the upper floors having the benefit of balconies. Specification includes suspended ceilings with PIR and LED Lighting, raised access floors, air conditioning system, and double glazing throughout.





GROUND & FIRST

FLOOR PLANS



SECOND & THIRD

CEILING PLANS



1 Second Floor Level
1 : 100



2 Third Floor Level
1 : 100

QUOTING RENT

Refer to agent.

LEASE

New lease terms available.

BER



VIEWINGS

Viewing by appointment.

AGENTS DETAILS

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