FOR SALE

AGAR
COMMERCIAL PROPERTY

SUPERBLY FITTED OFFICE SUITE

SUITE ONE, CUBES OFFICES, BEACON SOUTH QUARTER, SANDYFORD, D 18



■ INDUSTRIAL ■ **OFFICE** ■ RETAIL ■ INVESTMENT
■ DEVELOPMENT ■ PROFESSIONAL SERVICES

PROPERTY HIGHLIGHTS

- Modern self contained split level office suite, comprising predominantly open plan office accommodation together with Board Room & Private Cellular Office and located at first floor level.
- Gross internal floor area approx. 227 Sq. Metres (approx. 2,451 Sq. Ft) together with 4 secure designated underground car spaces.
- Raised access floors, air conditioning, suspended ceilings together with kitchenette/staff canteen.

Visit agar.ie

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LOCATION
Very popular southside suburban office location, well serviced by public transport Luas & Dublin Bus and with immediate access to M50 motorway.

AVAILABILITY
Available immediately.

ACCOMMODATION
Approx. 227 Sq.M. / 2,451 Sq.Ft.
Including Board Room, Partitioned Office and Open Plan accommodation.

TITLE
Held under very long leasehold title.

VAT
We are advised that VAT will not be applicable to the proposed sale price.

BER
BER E1

RATES
On Application.

SERVICE CHARGE
For 2026 approx. €16,000 per annum.

PRICE
€450,000. Subject to Contract and Title.

CONTACT
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VIEWING STRICTLY BY APPOINTMENT

SOCIETY OF CHARTERED SURVEYORS IRELAND
RICS the mark of property professionalism worldwide

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