

To Let - Retail Opportunity



Beacon South Quarter, Sandyford, Dublin 18



Property Highlights

- Modern Building
- Suitable for a variety of uses (STP)
- Ground Floor and Mezzanine extending to 4,434 sq ft (412 sq m)
- High Quality Fitout
- Quoting rent on request

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Description

The premises is regular in shape and would be suitable for a wide range of uses subject to planning. The existing fit out comprises an open plan office area, two meetings rooms, a strong room, a kitchen and staff toilets on the ground floor whilst the upper level comprises a further two meeting rooms / private offices and a conference room. The premises has the benefit of free underground and ground level car parking.

Term

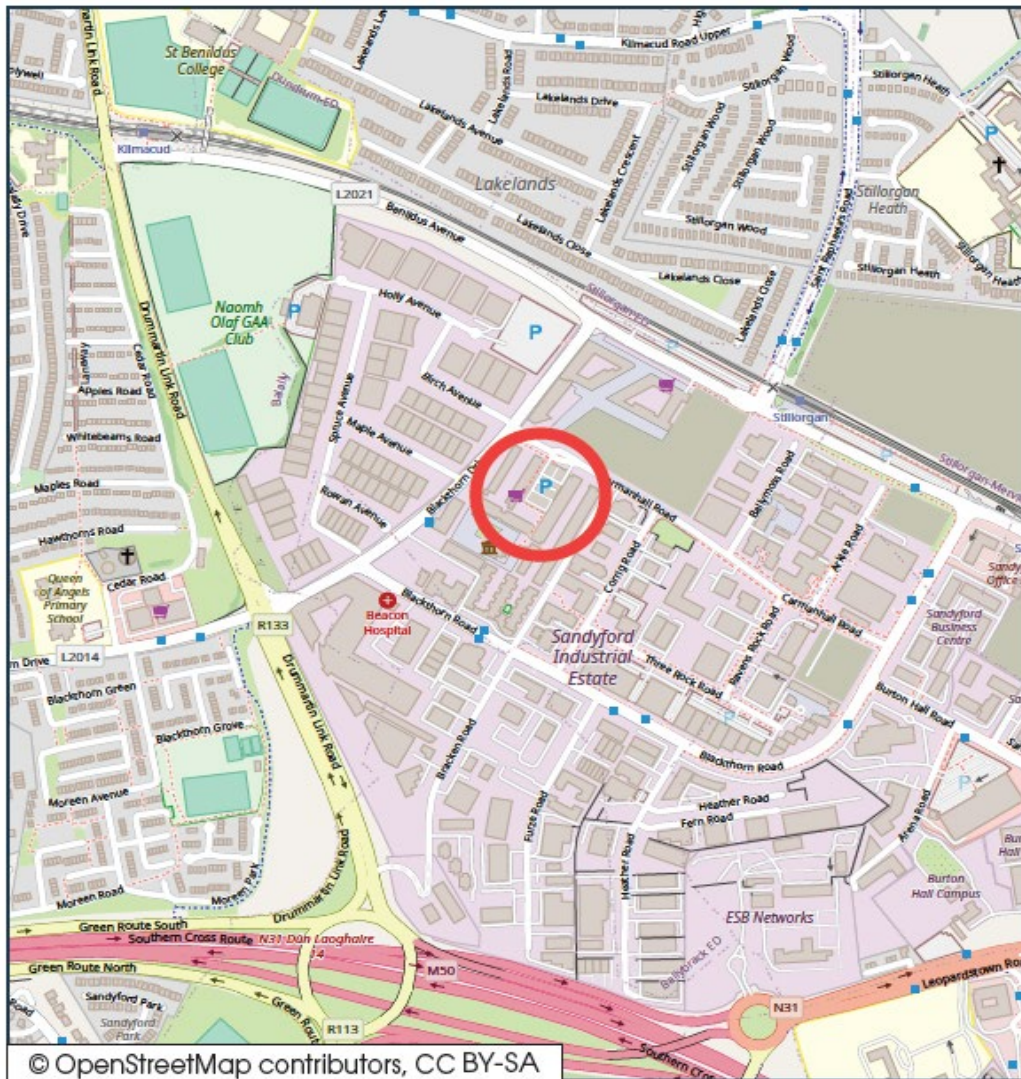
Available by way of a sub-lease up to Feb 2033.

Location

The subject property is located on Level 1 of the Beacon South Quarter Retail Park in Sandyford which is situated 600m north of the M50 Motorway and approx 8km south of Dublin City Centre. There are numerous bus routes serving the area whilst the Stillorgan Luas (light rail) stop is within a 10min walk.

Nearby retail occupiers include Dunnes Stores, Elephant and Castle, BoConcept, Starbucks, F45, Ben Dunne Gym and Zambrero Beacon. Further adjacent occupiers include Tesla, Microsoft, Salesforce, JCDecaux and the Beacon Hospital.





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Quoting Rent

Please contact Cushman & Wakefield for quoting details.

Insurance

Information on request.

Schedule of Accommodation & Tenancy

Floor	Sq Ft	Sq M
Ground	3,512	326.29
Mezz	922	85.68
Total	4,434	411.97

Any intended occupier will need to satisfy themselves as to the exact area of the subject property

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Service Charge & Rates

Rateable Value €246,000 (rates payable €42,607)
interested parties are advised to make their own enquiries.

Service Charge approx €8 psf

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