

**TO LET**

CAFÉ UNIT

Property Highlights

- Excellent café opportunity situated within the newly developed Termini building in Sandyford Business Park.
- In a new office building that is already three quarters occupied (captive market).
- The unit extends to 834 sq. ft (77.48 sq. m).
- Quoting rent is available on enquiry.

Property Description

The unit is located in Sandyford Business Park, featuring frontage glazing to the LUAS Line and Sandyford/Stillorgan Luas stops. The Business Park hosts a variety of successful cafes, restaurants, and convenience stores, benefiting from numerous corporate offices and local residents. The impressive six-storey building offers 224,000 sq. ft of Grade A office space. Recent corporate relocations include Facebook, Google, Salesforce, Tesla, and Verizon. Termini has attracted seven new corporate occupiers already in occupation upstairs, with advanced negotiations ongoing to bring the building to 97% let, creating a captive market for this unit. There is potential for direct access to the building's office reception, a separate access door for the general public, and an outdoor terrace (SPP). A new pocket park with multiple benches has recently been installed alongside.



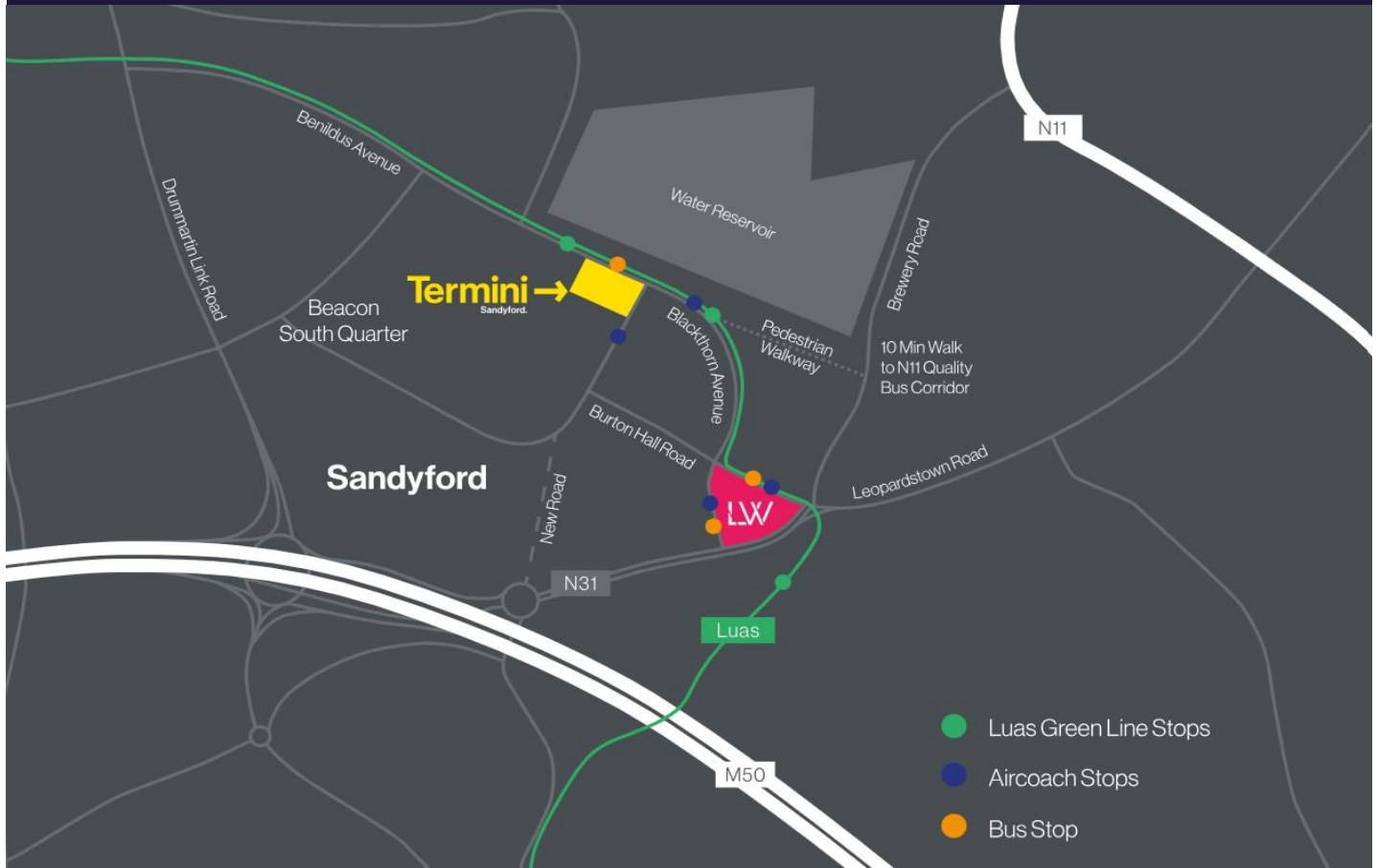
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Location

The café unit is located in the desirable Sandyford Business Park, visible from the LUAS with Stillorgan and Sandyford Luas stops diagonally opposite. The M50 is just a 3-minute drive away (1.4km). Multiple bus routes provide access to the Business Park, including a feeder bus to Blackrock DART Station. The development has ample car parking and is conveniently located for the affluent suburbs of Foxrock, Blackrock, and Leopardstown, which are poorly served by local amenities.

Schedule of Accommodation

Floor	Unit	SQ.M	SQ.FT
Ground	Café	77.48	834

Insurance

The insurance is TBC.

Service Charge

The service charge is expected to be approximately €1.05 psf for the retail element.

Commercial Rates

The commercial rates are TBC.

Quoting Rent

The quoting rent is available on enquiry.

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