

To Let

Former Siemens Premises

Ballymoss Road, Sandyford, Dublin 18



- ❖ **Available on a short term lease at a discounted rent**
- ❖ 1,003 Sq.m (10,800 Sq.ft) with excellent car parking facilities
- ❖ High profile location at the junction of Ballymoss Road and Blackthorn Avenue
- ❖ Located across from the Stillorgan Stop of Luas Green Line
- ❖ Computer cabled (CAT5)

❖ **hwbc**

01 77 50 500

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Location

Sandyford benefits from excellent public transport links with the LUAS providing direct access to St. Stephens Green within 20 minutes. The Green line is also being extended to Cherrywood which will further enhance accessibility. The area is also well serviced by 10 bus routes with nearby stops on Blackthorn Road and Blackthorn Avenue. Local amenities include Beacon South Quarter, Leopardstown Racecourse, Westwood Leisure Centre, Beacon Hospital, Bewleys and Beacon Hotels. Dundrum Town Centre which is one of the countries premium retail locations is only 5 minutes north of Sandyford via the LUAS.

Description



The building comprises approximately 1,003 sq.m. gross internal area on a single floor plate and benefits from excellent private parking facilities. It has been built to provide a mix of large

offices and one central open plan area. The fit-out includes raised access floors and computer cabling (CAT 5), CAT 2 lighting, carpet tiles and security alarm.

Services

We understand that all mains services are available to the building.

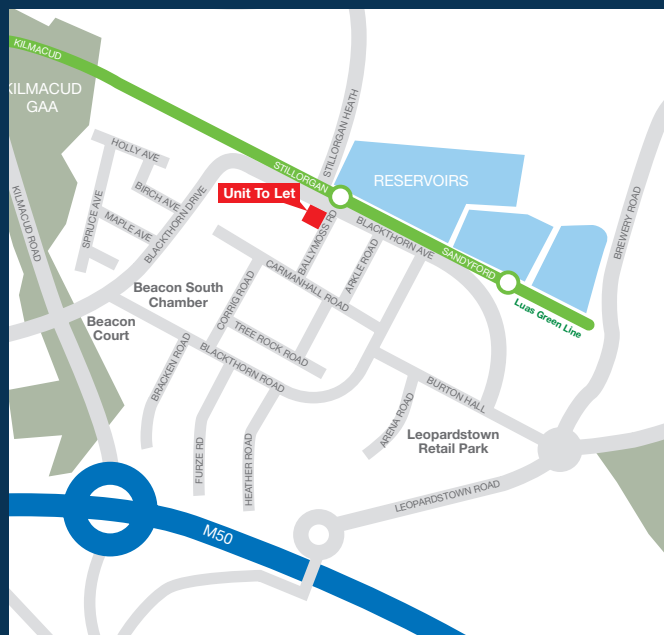
Lease Terms

Available immediately under flexible lease terms.

Rent

€107.63 per Sq.m (€10 per Sq.ft) per annum exclusive of local authority rates and service charges.

Location Map Ballymoss Road, Sandyford



(for illustration purposes only)



Luas departure times to and from St. Stephen's Green average every 4 minutes at peak times and every 10 minutes off-peak.



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