



THE
HIVE
SANDYFORD



FINAL REMAINING SUITES

A COMPLETE TRANSFORMATION

Welcome to The HIVE! A stunning landmark building re-imagined to the highest 'Grade A' specifications in Dublin's premier suburban office location. New design features include an iconic glazed façade, double height reception, enclosed Atrium 'Third Space' and statement art piece prominently located at the junction of Ballymoss and Carmanhall Road.

With the final remaining suites offering bright and efficient office space, The HIVE brings together the highest quality specifications, sustainability credentials, amenities and unrivalled connectivity in the heart of Sandyford Business District, Dublin 18.



BUILDING HIGHLIGHTS

- Final remaining suites ranging in size from approximately 7,800 sq ft – 9,500 sq ft GIA
- Other high profile occupiers in The HIVE include Cubic Telecom, NTR plc and Grafton Group plc
- Impressive double height reception with ‘front of house’ personnel and security access controls (allowing 24/7 access)
- Bright and efficient, rectangular shaped suites available with excellent natural light ideal for open plan and cellular fitouts
- New cores throughout with 3 x 13 person lifts and high quality WCs on each level
- Open walkways overlooking internal Atrium space for social/ event use, break out space and remote working (includes Wi-Fi)
- 2.7m working height in office areas with 400mm ceiling void and 200mm Raised Access Floor void
- Suspended perforated metal ceiling tiles (1200 x 300mm) with LED light fittings and VRF Air Conditioning
- 96 secure bike & 6 motorbike spaces
- Tenant amenities at basement level including 8 showers with drying room, WC and locker facilities



96

SECURE BIKE SPACES

ACCOMMODATION SCHEDULE

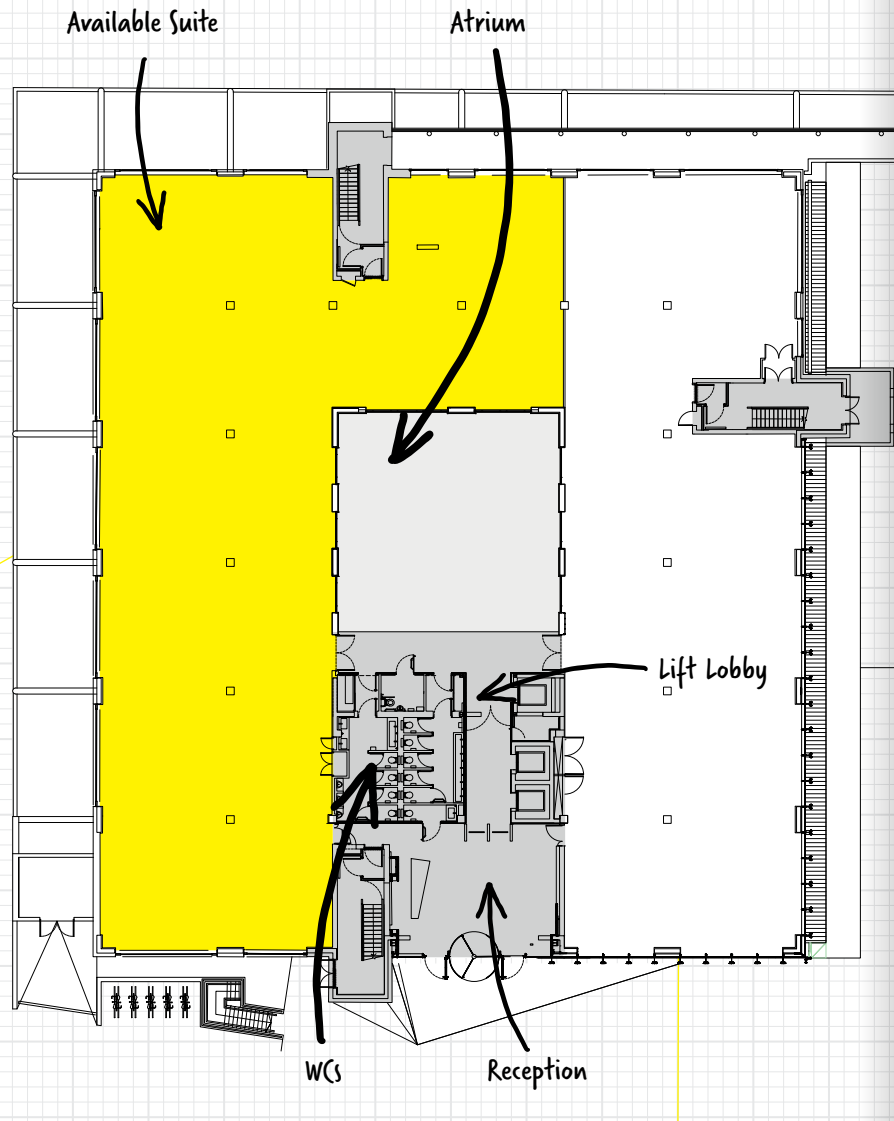
GROSS INTERNAL AREA	SQ M	SQ FT
PART SECOND	743	7,994
PART FIRST	728	7,832
PART GROUND	882	9,496
TOTAL	2,353	25,322
RECEPTION/ATRIUM	320	3,448

35 parking spaces remaining (including 4 x e-charge spaces and 6 wheelchair accessible spaces for shared building use)

(Areas are subject to final measurement and confirmation)

PART GROUND FLOOR SUITE

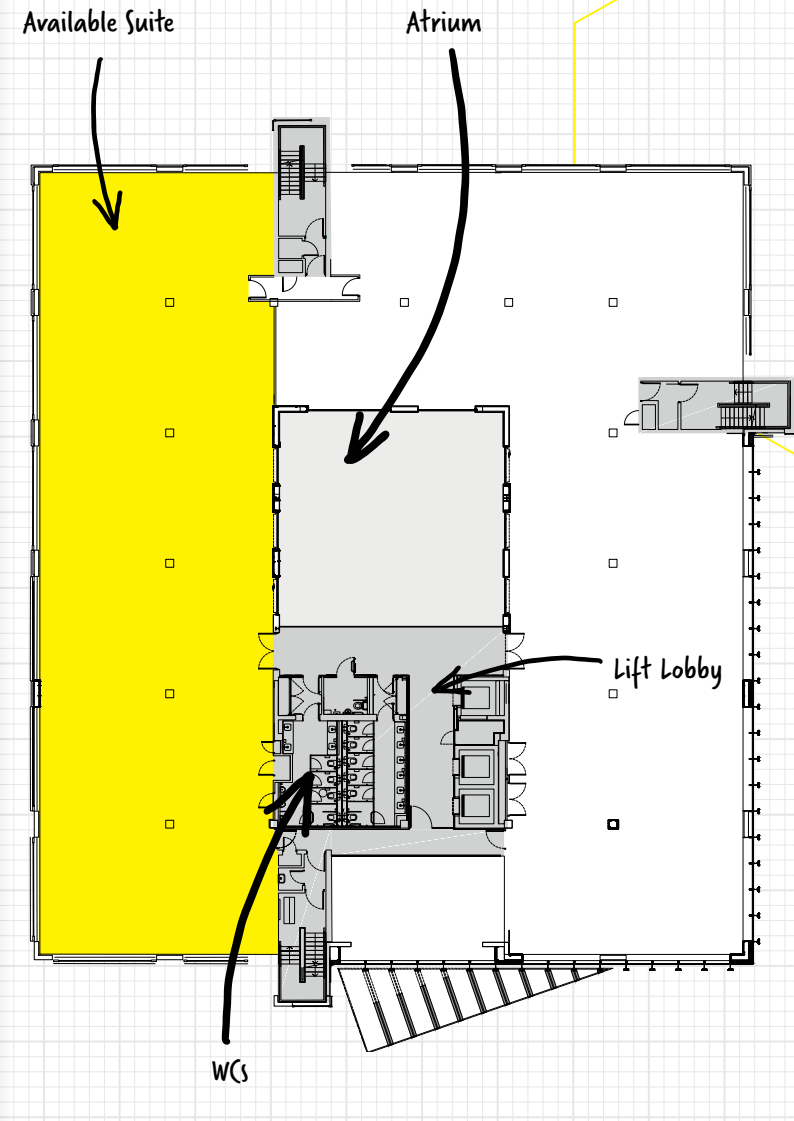
9,496 SQ FT GIA



CARMANHALL ROAD

PART FIRST & PART SECOND FLOOR SUITES

PART FIRST: 7,832 SQ FT GIA PART SECOND: 7,994 SQ FT GIA



CARMANHALL ROAD

Plans not to scale
For indicative purposes only

INDICATIVE LAYOUT: TRADITIONAL

TYPICAL FLOOR

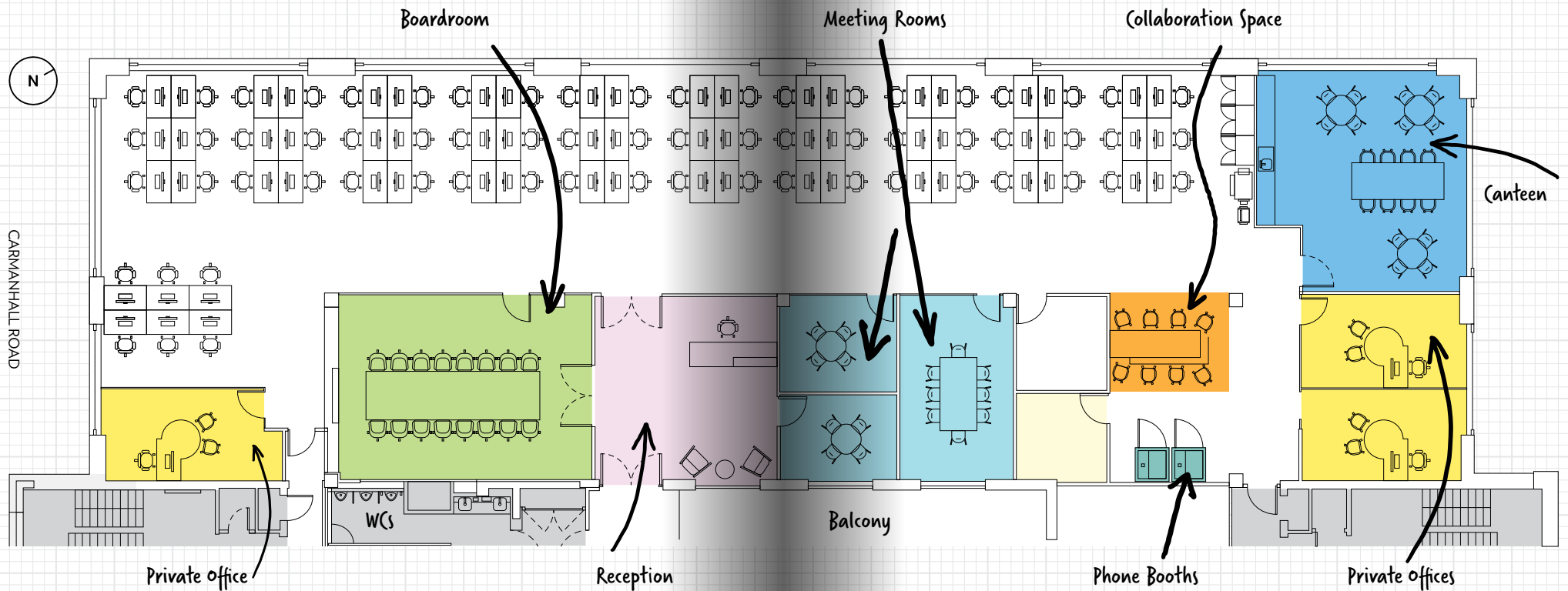
OPEN PLAN DESK SPACES	66
BOARDROOM (16 PERSON)	1
MEETING ROOM (8 PERSON)	1
MEETING ROOM (4 PERSON)	2
PRIVATE OFFICES	3
PHONE BOOTHS	2
CANTEEN	20
COLLABORATION SPACE	8

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- PHONE BOOTHS
- COLLABORATION SPACE
- BOARDROOM
- MEETING ROOMS
- CANTEEN



66

TOTAL STAFF
(OPEN PLAN)



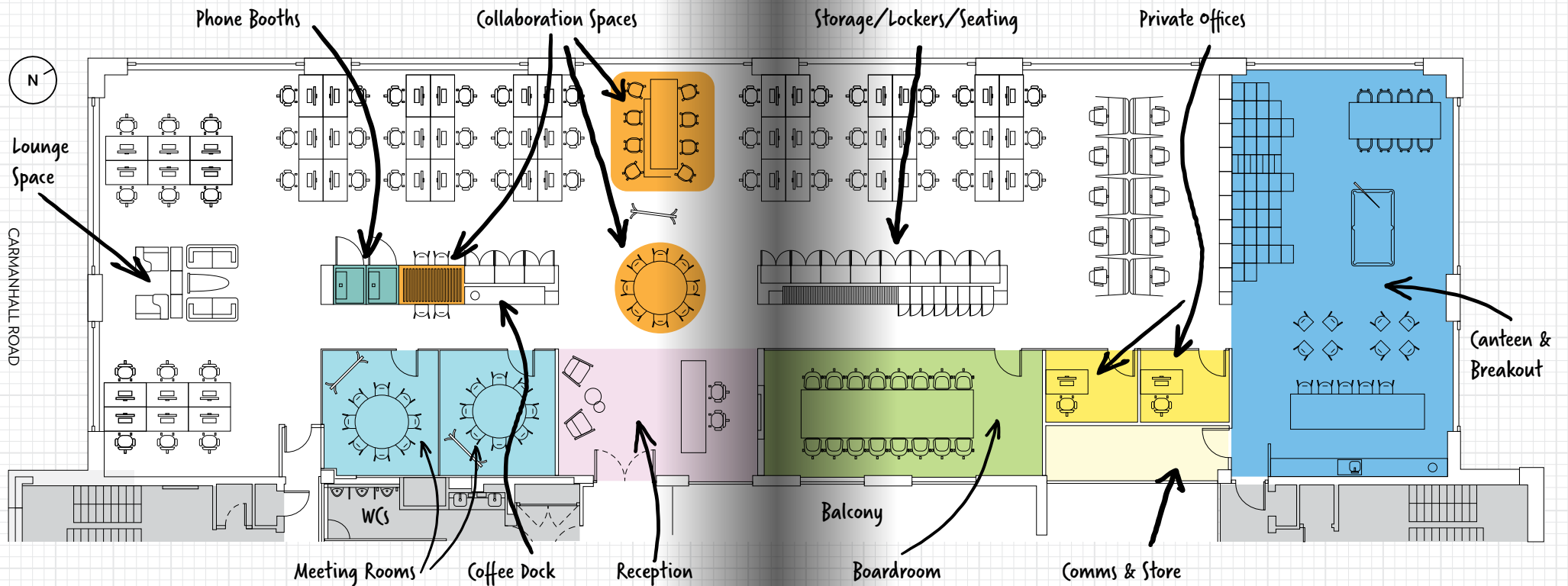
INDICATIVE LAYOUT: AGILE

TYPICAL FLOOR

OPEN PLAN DESK SPACES	58
BOARDROOM (16 PERSON)	1
MEETING ROOM (8 PERSON)	2
BOOKABLE OFFICES	2
PHONE BOOTHS	2
COFFEE DOCK	1
COLLABORATION SPACES	20
CANTEEN	21

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- PHONE BOOTHS
- COLLABORATION SPACES
- BOARDROOM
- MEETING ROOMS
- CANTEEN

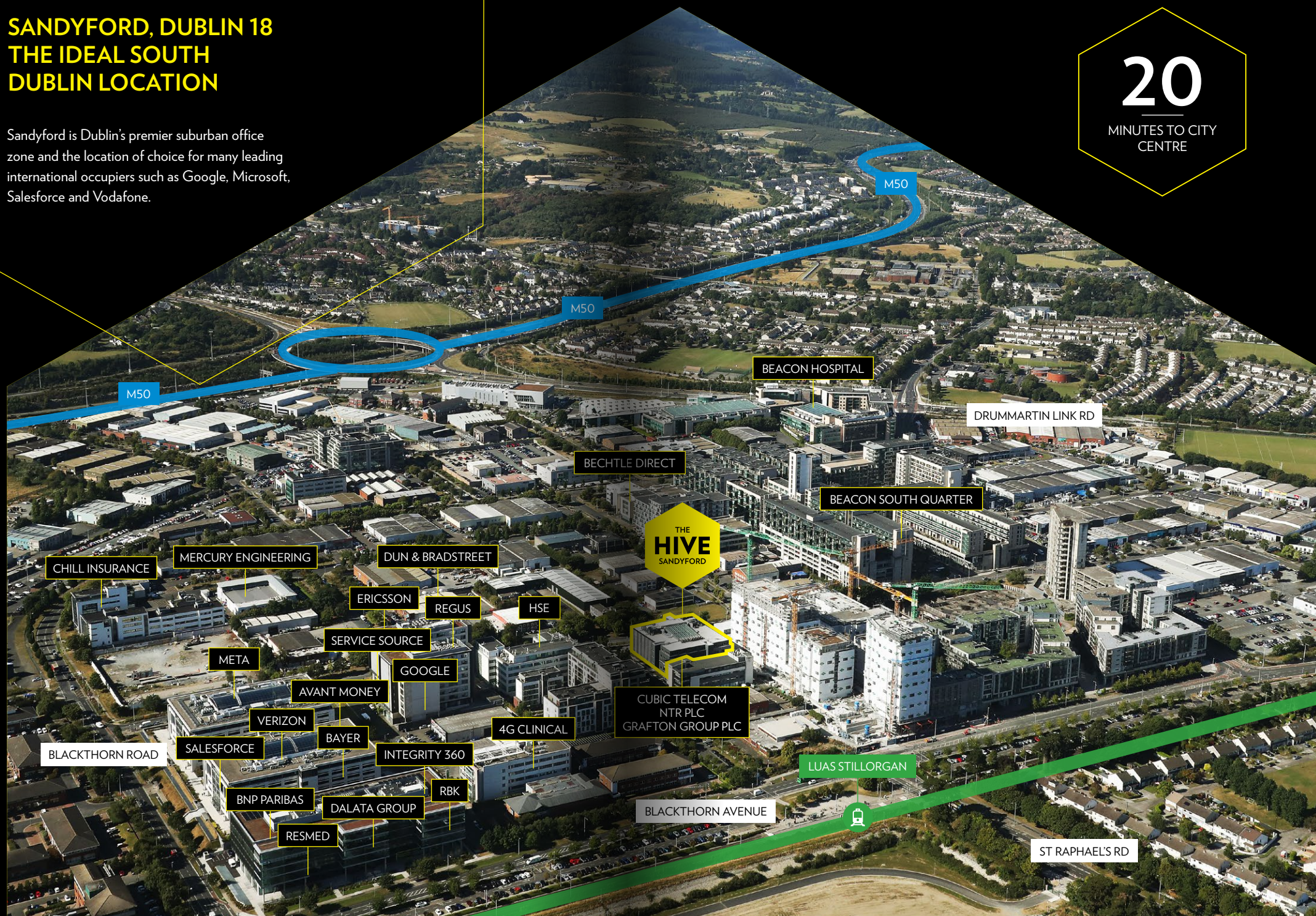
58
TOTAL STAFF
(OPEN PLAN)



SANDYFORD, DUBLIN 18 THE IDEAL SOUTH DUBLIN LOCATION

Sandyford is Dublin's premier suburban office zone and the location of choice for many leading international occupiers such as Google, Microsoft, Salesforce and Vodafone.

20
MINUTES TO CITY
CENTRE



CHILL INSURANCE

MERCURY ENGINEERING

DUN & BRADSTREET

ERICSSON

REGUS

HSE

SERVICE SOURCE

META

GOOGLE

AVANT MONEY

VERIZON

BAYER

4G CLINICAL

BLACKTHORN ROAD

SALESFORCE

INTEGRITY 360

BNP PARIBAS

DALATA GROUP

RBK

RESMED

CUBIC TELECOM
NTR PLC
GRAFTON GROUP PLC

BLACKTHORN AVENUE

LUAS STILLORGAN

ST RAPHAEL'S RD

BEACON HOSPITAL

DRUMMARTIN LINK RD

BECHTLE DIRECT

BEACON SOUTH QUARTER

THE
HIVE
SANDYFORD

AN UNRIVALLED LOCATION AT THE CENTRE OF ONE OF DUBLIN'S BEST CONNECTED BUSINESS DISTRICTS

OCCUPIERS

- 1 Google
- 2 Meta
- 3 AIB
- 4 Microsoft
- 5 Verizon
- 6 Sales Force
- 7 Google
- 8 Mastercard

HOTELS

- 9 The Beacon Hotel
- 10 Clayton Hotel

FOOD & BEVERAGE

- 11 Woodfire & Green
- 12 Baristas Café
- 13 Berman & Wallace
- 14 Freshi
- 15 Square One Cafe
- 16 Chopped
- 17 Baan Thai
- 18 China Sichuan
- 19 La Dolce Vita
- 20 Insomnia
- 21 Green Mango
- 22 Michie Sushi
- 23 Urban Fox Brasserie & Bar




FITNESS

- 24 CrossFit Sandyford
- 25 Westwood Gym
- 26 Ben Dunne Gym
- 27 Skillzone
- 28 Be Fit For Life
- 29 Jump Zone
- 30 F45 Training
- 31 Raw Gyms
- 32 The Institute of Physical Training
- 33 The Wall Climbing Gym
- 34 Curves Sandyford
- 35 Motivation Weight Management
- 36 Optimum Performance

JOIN SOME OF THE
WORLD'S BIGGEST
BRANDS AND BLUE
CHIP COMPANIES



25^K
PEOPLE WORKING IN
SANDYFORD

-  Dublin Bus Five routes serve the location; 11, 47, 75, 116 & 114
-  Aircoach to Dublin Airport
-  Luas Green Line 2 min walk to Stillorgan Stop





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