



# TO LET

First Floor & Penthouse Office, Arena House,  
Sandyford, Dublin 18



# LOCATION

Arena House is prominently located on Arena Road just off Burton Hall Road in the heart of the Sandyford Business District (SBD) with ease of access to the Sandyford LUAS, M50, numerous bus routes, South Dublin and Dublin City Centre.

The SBD includes Sandyford, Central Park and South County Business Park with over 25,000 employees from a range of big international and the international headquarters of Mastercard, Merrill Lynch, Salesforce, Vodafone and Microsoft.

A range of convenient amenities are within close walking distance - Woodies, Clayton Hotel, Dunnes Stores, The Art of Coffee, La Doce Vita, Woodfire & Green, Baan Thai, Freshii to name a few.

In addition to the above, the area has attracted over 15 gyms such as Raw Gym, Ben Dunne Gym along with South Dublin's only rock climbing wall which is within a 2 minutes' walk on Arkle Road and Jump Zone which is located on Heather Road.



NB. For identification purposes only

## DESCRIPTION

Arena House comprises a four storey over basement detached office building extending to a Gross Internal Area of 4,125.4 sq.m. (44,405 sq.ft.) with 121 basement and surface car spaces.

The accommodation is accessed off the main lobby which has a manned reception with lift access to each floor. The available furnished office space is arranged over first floor and penthouse.

The accommodation also has the benefit of 50 car parking spaces available in the underground car park.

## SCHEDULE OF ACCOMMODATION

FLOOR	GIA sq.m.	GIA sq.ft.
First	1,090	11,733
Penthouse	820	8,820
Total	1,910	20,553



**DUBLIN BUS**  
1 min walk



**LUAS GREEN LINE**  
5 min walk



**AIRCOACH**  
5 min walk



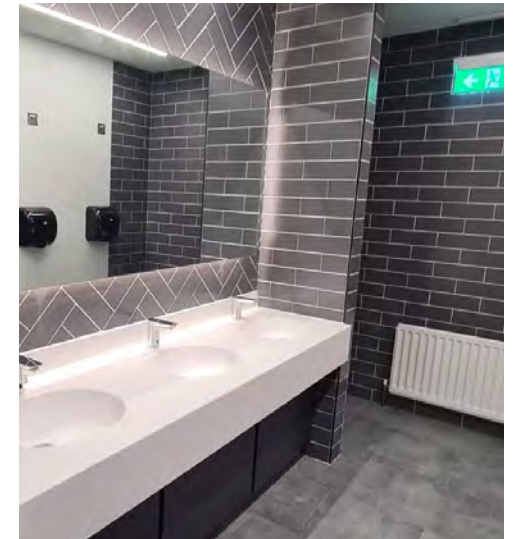
**BLEEPERS BIKES**  
on your doorstep



**IRISH RAIL & DART**  
15 min drive by feeder bus

## FIRST FLOOR

The first floor which extends to 11,930 sq.ft. is a large open office in landlord CAT A Specification. Specification includes suspended ceilings with PIR and LED Lighting, raised access floors, 3 Pipe VRF air conditioning system, and double glazing throughout. This floor can be taken in its current condition or alternatively split to accommodate different requirements.



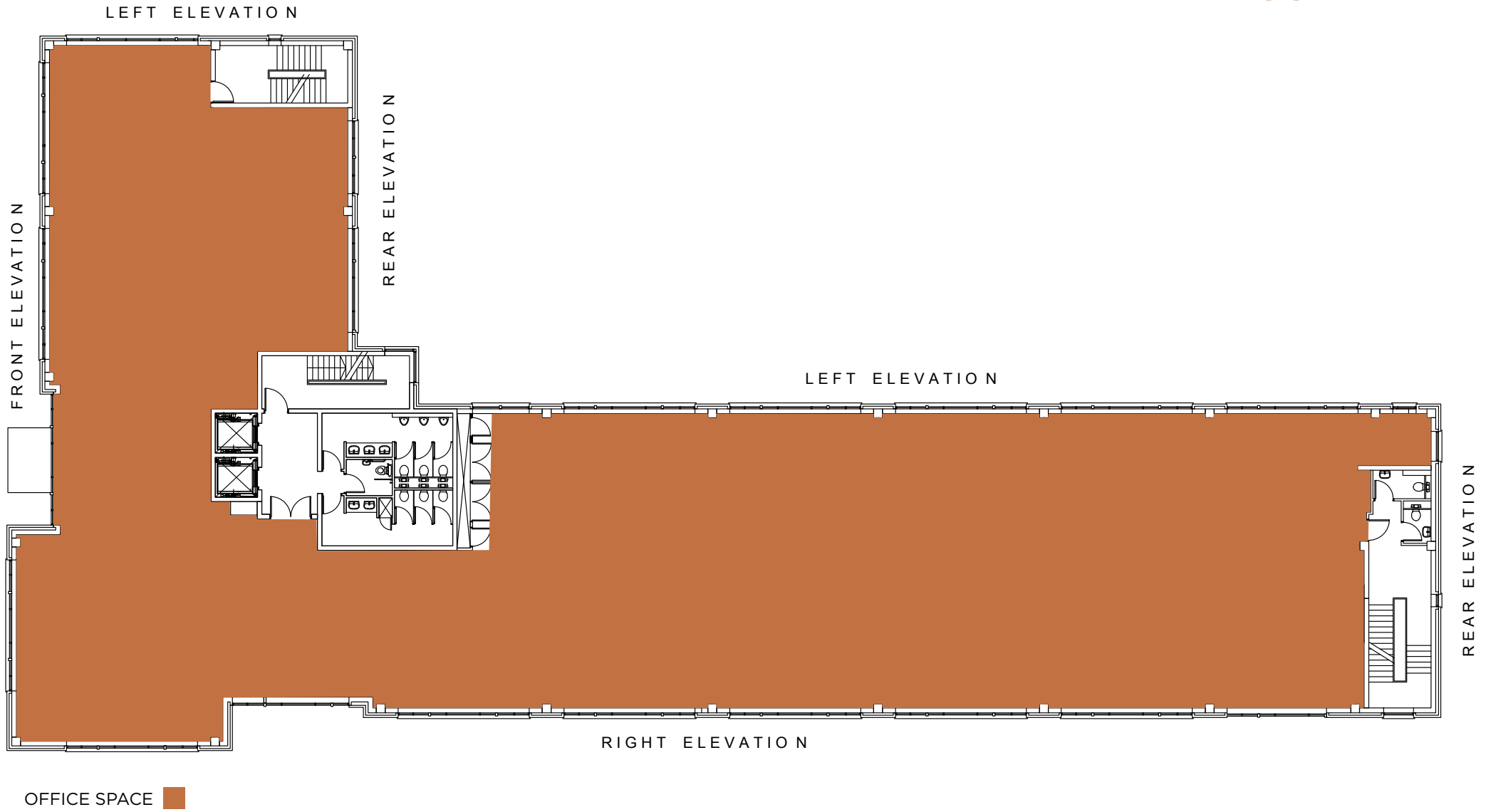
## PENTHOUSE

The penthouse floor which has undergone refurbishment to landlord CAT A specification extends to 8,820 sq.ft. is a large open office with a mix of glazed cellular offices. The penthouse also has the benefit of a large private roof terrace. Specification includes suspended ceilings, LED lighting, raised access floors and double glazing throughout.



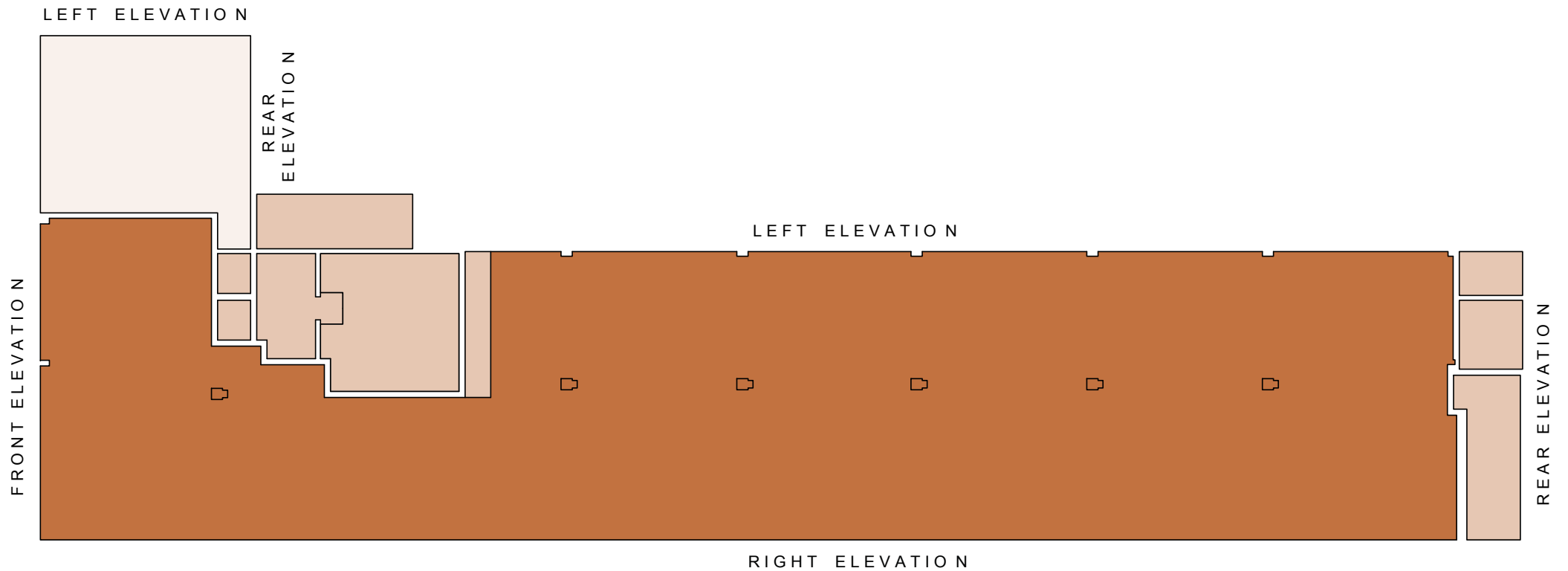
# FIRST

## FLOOR PLAN



# PENTHOUSE

## FLOOR PLAN



■ PRIVATE AREA   ■ COMMON AREA   ■ TERRACE

## QUOTING RENT

Price on application.

## LEASE

New lease terms available.

## BER



## SERVICE CHARGE

€8 per sq.ft.

## VIEWINGS

By appointment with sole letting agent.

## AGENTS DETAILS

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PSRA Registration No. 003587

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