



TO LET

PENTHOUSE & FIRST FLOOR OFFICES

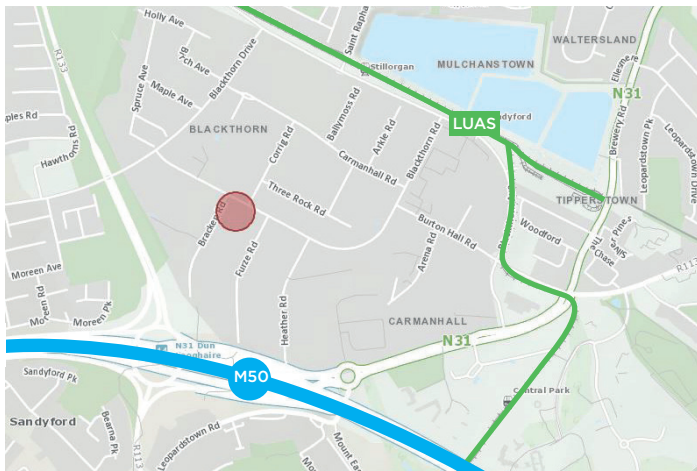
Blackthorn Exchange, Blackthorn Road, Sandyford, Dublin 18



LOCATION

Blackthorn Exchange is a high-profile modern office building situated at the corner of Bracken Road and Blackthorn Road in Sandyford Business Park.

Sandyford Business Park is a highly successful and established business district in the heart of the South Dublin suburbs, approximately 9 km from Dublin City Centre. The area is widely regarded as the premier suburban office location in Dublin, home to an array of multination organisations such as Microsoft, Mastercard, Salesforce, Google and Tesla just to name a few of the many companies operating at this location. Sandyford benefits from prime public transport links with its own Luas stop (5-minute walk) that takes passengers direct to Dublin City Centre within 25 minutes. It is also easily accessible by car, with the M50 Junction 13 interchange immediately to the south providing access to a host of national arterial routes and Dublin Airport in circa 30 minutes. In addition, there are numerous Dublin Bus routes that serve Sandyford which connect to the City Centre and surrounding suburbs, as well as an Aircoach link direct to Dublin Airport.



DUBLIN BUS
1 min walk



LUAS GREEN LINE
5 min walk



AIRCOACH
5 min walk



BLEEPERS BIKES
on your doorstep



M50
3 min drive



THE CLAYTON HOTEL
4 min drive



BEACON
HOSPITAL

DUNNES
STORES

BEACON
SOUTH
QUARTER

BSI

PREPAY POWER

GOOGLE

FLIPDISH

BLACKTHORN
EXCHANGE

DESCRIPTION

Blackthorn Exchange is a development of high-quality own door office units. The total development is approximately 2,785 sq.m. (29,980 sq.ft.) together with a total of 59 car spaces and is contained in a four-storey building. The development also allows for a generous entrance and large common lift lobbies on all floors.

The Penthouse and first floor office units both benefit from dual aspect with natural light from both sides of the building filling this office space. The Penthouse is a modern corporate office which is well presented throughout with floor to ceiling glazing and benefits from a private roof terrace.

Both floors benefit from views of the Dublin mountains to the city centre and have private designated car parking spaces.

AREA	GIA SQ.M.	GIA SQ.FT.
Penthouse Office	315	3,393
First Floor Office	408	4,387



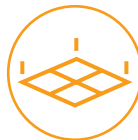
SPECIFICATION INCLUDES:



Raised access floors
(wired for power
and data)



Air conditioning



Suspended ceilings
with recessed light
fitting



Car parking



Showers



Reception



Board room



Kitchenette



Comms room



Lift



QUOTING RENT

On Application.

LOCAL AUTHORITY RATES

On request.

SERVICE CHARGE

On request.

BER



BER Number: 800333759

BER Advisory: 104.99 kgCO₂ /m²/yr1.5

LEASE TERMS

Available on New Lease Terms.

VIEWINGS

All viewings are strictly by appointment through the sole letting agent.

AGENTS DETAILS

QRE Real Estate Advisers

Brian Kelly BSc Hons

E: brian.kelly@qre.ie

M: +353 (0) 87 3374 933

David O'Malley MRICS MSCSI

E: david.omalley@qre.ie

M: +353 (0) 86 857 9209

qre.ie



PSRA Registration No. 003587

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