

# First Floor Office, Blackthorn Exchange, Sandyford, Dublin 18

## TO LET



### ACCOMMODATION AVAILABLE

#### Description:

Blackthorn Exchange is a modern office block situated in Sandyford Business District next to the Beacon Hospital close to the Luas Green Line and next to the M50 motor way.

A single floor plate with dual aspect which is available on a new lease term. Well presented with a layout that includes open plan and cellular offices. The building has lift access to all floors and shower facilities which have been modernised.

The first-floor office extends to approximately 408 Sq.m (4,387 Sq.ft) on a gross internal basis.

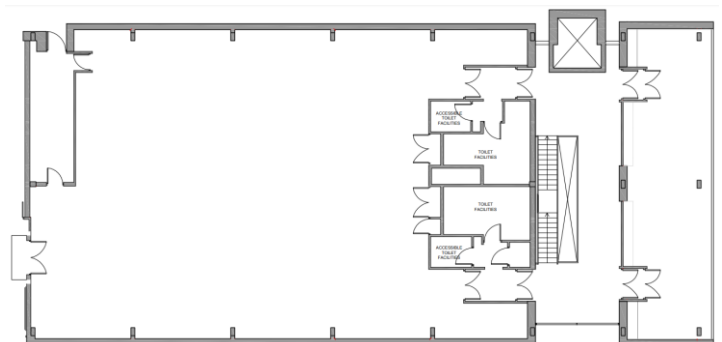
#### Specification includes:

- Raised access floors (wired for power and data)
- Suspended ceilings with recessed lighting
- Air Conditioning
- Lift Access
- Shower Facilities
- Corporate Reception Area
- Board room
- Private Fitted Kitchenette
- Comms room
- CAT 5e Cabling

#### Specification Includes:

<b>Lease:</b>	<b>New Lease Terms Available</b>
<b>Rent:</b>	<b>€25 per Sq.ft (Plus VAT)</b>
<b>Rates:</b>	<b>c.€4.45 per Sq.ft</b>
<b>Service Charge:</b>	<b>c.€6.31 per Sq.ft ( Plus VAT )</b>
<b>Spaces:</b>	<b>10 Car Spaces @ €1,500 pcs</b>
<b>Viewings:</b>	<b>By Appointment with Agent</b>

#### Floor Plan



N.B For Identification purposes only

<b>Contacts:</b>			
Brian Kelly	brian.kelly@qre.ie	087 337 4933	
David O'Malley	david.omalley@qre.ie	086 857 9209	<b>BER C3</b>