

TO LET

Silverstone House

Ballymoss Road, Sandyford Business Park, Dublin 18



Modern third generation four-storey office building which has been designed and fitted out to high standard.

To let at only €13.00 per sq. ft.

Various subdivisions available.



DESCRIPTION:

There are open plan and cellular offices on all floors with kitchen facilities and ladies/gents toilets.

The design lends itself easily to subdivision.

There is abundance of natural light and many of the offices enjoy spectacular views of the Dublin Mountains and Dublin Bay.



LOCATION and TRANSPORT:

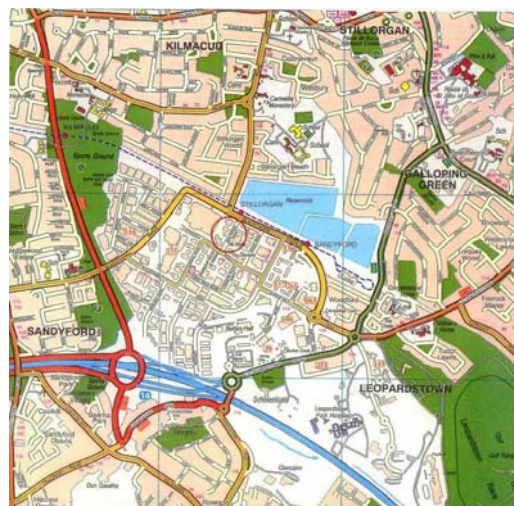
Silverstone House is located on Ballymoss Road in Sandyford Business Park which is serviced by:

- the Green LUAS which stops conveniently across the main entrance at Stillorgan and runs to/from Dublin city centre (St. Stephen's Green) to the business park.
- a feeder bus service to/from Blackrock DART station which runs regularly during office hours.
- The M50 motorway extension has opened up the location to all the arterial routes around Dublin.



FEATURES:

- To let for only €13.00 p. s. f.
- Walking distance to LUAS stations at Stillorgan and Sandyford. Silverstone House is the closest building to the LUAS stop.
- Adjacent Beacon South Quarter Shopping Centre
- 40 car parking spaces
- 3rd Generation air-conditioned office space
- Communications Room
- Ladies / Gents WC on Each Level
- Disabled WC Facilities
- High Speed Lift to All Floors



RENT: € 13.00 p. s. f. p.a.

TITLE: Leasehold

LEASE TERMS: Available on request

VIEWING: Strictly by appointment

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