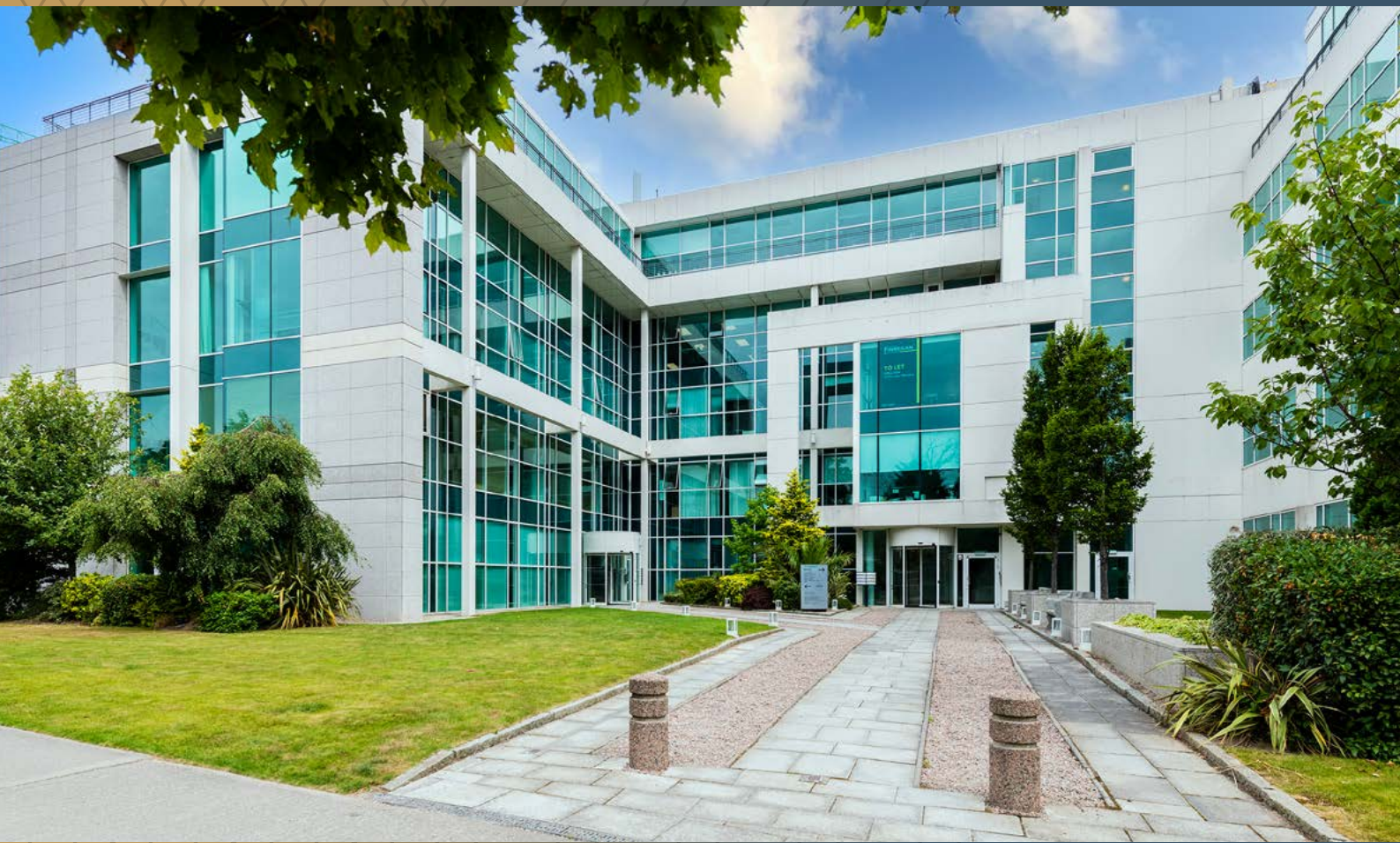


# 6 THE COURTYARD

CARMANHALL ROAD | SANDYFORD | DUBLIN 18



SUBURBAN OFFICE INVESTMENT | FOR SALE BY PRIVATE TREATY





# 6 THE COURTYARD

CARMANHALL ROAD | SANDYFORD | DUBLIN 18

## INVESTMENT HIGHLIGHTS



Prime suburban office investment



Modern office suite extending approx. 6,793 sq ft GIA



Passing Rent of €133,785 per annum

EISNERAMPER

4 year 9 month lease to EisnerAmper Ireland



12 car spaces

## LOCATION

Located on the intersection of Carmanhall Rd and Ballymoss Road in Sandyford Business Park.

Sandyford is conveniently situated off Junction 14 of the M50, Dublin's orbital motorway, providing ease of access to the north, south and west of the country.

Sandyford is well serviced by public transport links with the green line LUAS a mere 200m north of The Courtyard. The Luas green line offers a 20min commute from Sandyford to St Stephen's Green. The area is also serviced by the Dublin Bus and the Aircoach.

The ease of connectivity provided via the Luas and the M50 has made Sandyford a popular destination for a wide range of occupiers.

Prominent international occupiers such as Google, Vodaphone, Facebook, Salesforce and Microsoft are located nearby.

Superb location with a wealth of amenities serving the immediate vicinity.





## DESCRIPTION

6 The Courtyard comprises an office suite within a five storey over double basement office building. The suite extends 631 sq.m. (6,793 sq.ft.) and benefits from 12 car parking spaces located at basement level. The office suite is fitted out to a high specification with a generous floor to ceiling height, raised access floors, suspended ceilings and a high quality fit out.

## TENANCY INFORMATION

The space is occupied by EisnerAmper Ireland under a 4 year 9 months lease at a headline rent of €133,785 per annum. Eisner Amper Ireland is a firm of specialist accountants with a niche focus on Financial Services, International Trade and Government.

## SPECIFICATION

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Raised Access Floors

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Suspended Ceilings

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Air Conditioning

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Lift Access

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12 Secure Basement Car Spaces

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# 6 THE COURTYARD

CARMANHALL ROAD | SANDYFORD | DUBLIN 18



## TITLE

Long Leasehold

## GUIDE PRICE

Price on application.

## VIEWINGS

For further information or to arrange a viewing please contact sales agents JLL as per the details opposite.

## BER

**BER D1**

BER No. 800800864

EPI No. 277.34 kWh/m<sup>2</sup>/yr

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