

**CBRE**

**TO LET**

# FENWARD HOUSE

ARKLE ROAD • SANDYFORD • DUBLIN 18



**TO LET**  
01 818 5500  
CBRE

**BER B1**  
**BER A3**

## LOCATION

Fenward House occupies a central position on Arkle Road, with direct access to Blackthorn Avenue. The Luas green line is just minutes' walk from the property giving regular access to both the city centre and Cherrywood within 20 minutes. There are multiple Dublin Bus routes available at your doorstep, as well as nearby access to the N11, a Quality Bus Corridor. Access to the M50 is just 2km away offering connectivity to all major routes to and from Dublin.

Sandyford is a highly successful suburban location, thanks to its outstanding transport network and abundance of local amenities. It has attracted numerous prestigious occupiers such as Facebook, Salesforce, Mastercard, and Google.



## AN IMPOSING BUILDING

Fenward House holds a prominent, central location in Sandyford. The recently refurbished office accommodation provides a full Grade A specification through with typical floorplates of 5,000 sq. ft across four floors. All office floors benefit from efficient floorplates with fitted and semi-furnished options available.

### SPECIFICATION

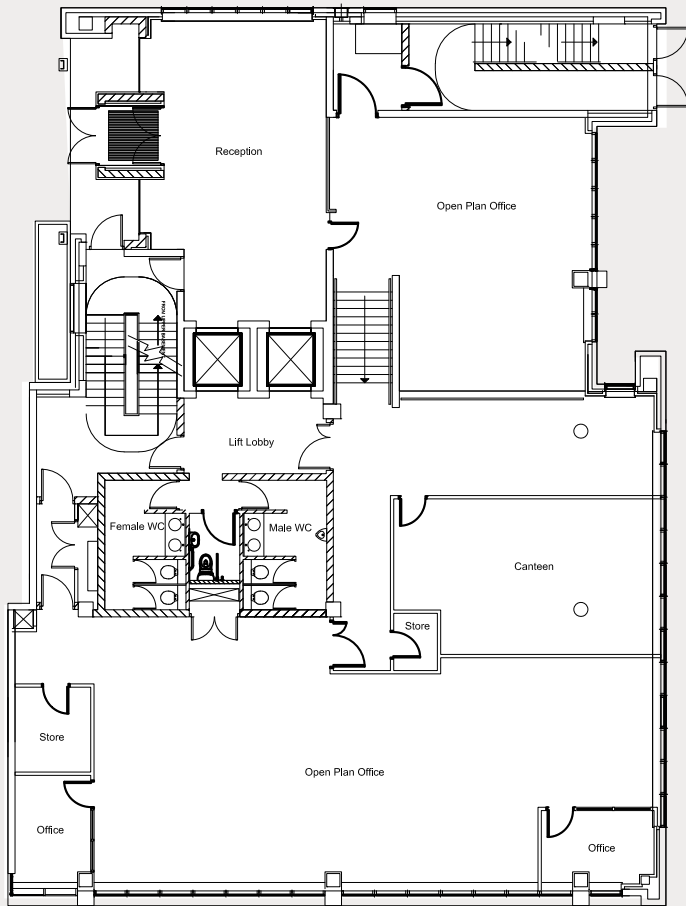
- Raised access floor
- Carpeted floors
- Suspended ceilings
- Upgraded air conditioning
- LED lighting
- Lavatories on all levels
- Two passenger lifts

### KEY BENEFITS

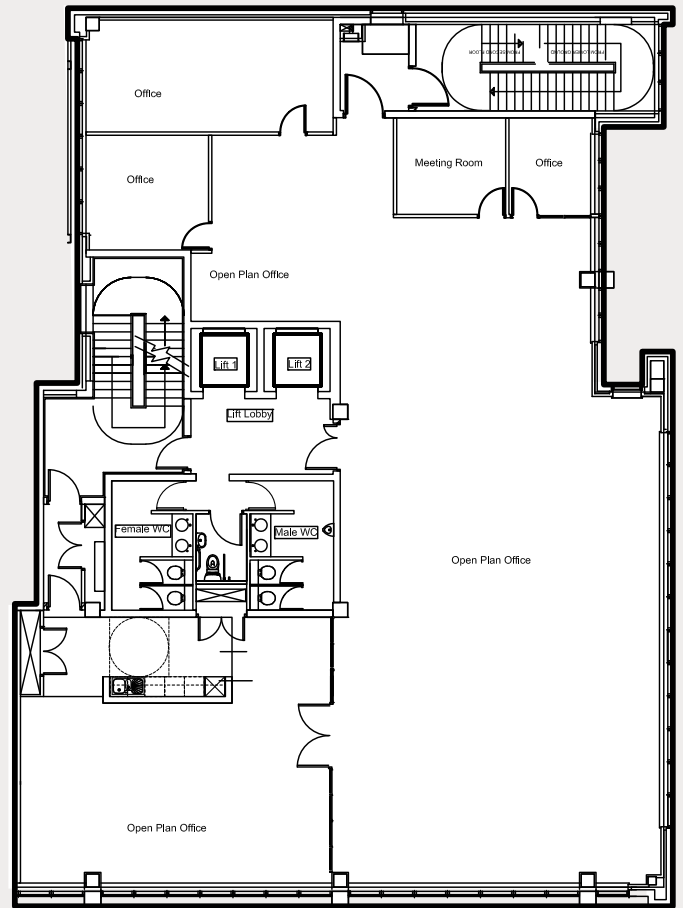
- Recently refurbished building
- Fitted and semi-furnished options available
- New end-of-trip facilities
- 34 car parking spaces
- Excellent connectivity



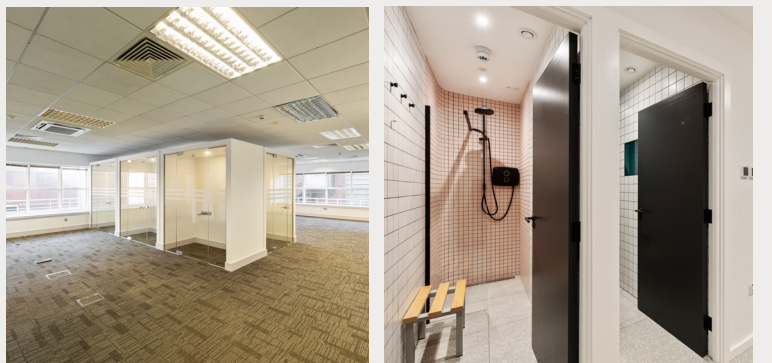
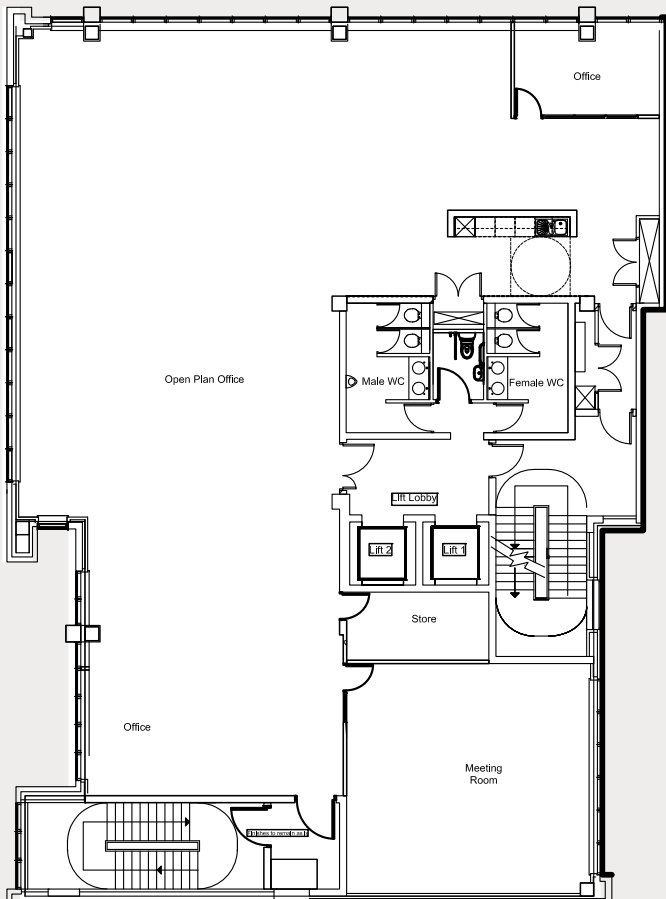
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



FLOOR	SIZE (SQ.FT)	SIE (SQ.M)	STATUS
GROUND	4,984	463	AVAILABLE
FIRST	4,930	458	AVAILABLE
SECOND	4,941	459	AVAILABLE
<b>TOTAL</b>	<b>14,854</b>	<b>1,380</b>	



**RESTAURANTS** ELEPHANT & CASTLE, GREEN MANGO, MUSASHI, CHINA SICHUAN, ZAYTOON, AND SUBWAY.



**CAFES** STARBUCKS, COFFEE SHOT, AND SPAR.



**HEALTH/GYMS** WEST WOOD CLUB, RAW GYMS, F45, AND CROSSFIT GREEN.



**CHILDCARE** PARK ACADEMY AND GIRAFFE CHILDCARE

- 3 MINUTES' WALK TO STILLORGAN LUAS STOP
- MULTIPLE DUBLIN BUS ROUTES
- 11KM FROM DUBLIN CITY CENTRE



BER NO.: 800946899



BER NO.: 800947285

# CBRE

## CONTACT

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