



THE  
**HIVE**  
SANDYFORD



## FINAL REMAINING SUITES

### A COMPLETE TRANSFORMATION

Welcome to The HIVE! A stunning landmark building re-imagined to the highest 'Grade A' specifications in Dublin's premier suburban office location. New design features include an iconic glazed façade, double height reception, enclosed Atrium 'Third Space' and statement art piece prominently located at the junction of Ballymoss and Carmanhall Road.

With the final remaining suites offering bright and efficient office space, The HIVE brings together the highest quality specifications, sustainability credentials, amenities and unrivalled connectivity in the heart of Sandyford Business District, Dublin 18.



## BUILDING HIGHLIGHTS

- Final remaining suites ranging in size from approximately 7,800 sq ft – 9,500 sq ft GIA
- Other high profile occupiers in The HIVE include Cubic Telecom, NTR plc and Grafton Group plc
- Impressive double height reception with ‘front of house’ personnel and security access controls (allowing 24/7 access)
- Bright and efficient, rectangular shaped suites available with excellent natural light ideal for open plan and cellular fitouts
- New cores throughout with 3 x 13 person lifts and high quality WCs on each level
- Open walkways overlooking internal Atrium space for social/ event use, break out space and remote working (includes Wi-Fi)
- 2.7m working height in office areas with 400mm ceiling void and 200mm Raised Access Floor void
- Suspended perforated metal ceiling tiles (1200 x 300mm) with LED light fittings and VRF Air Conditioning
- 96 secure bike & 6 motorbike spaces
- Tenant amenities at basement level including 8 showers with drying room, WC and locker facilities



**96**  
SECURE BIKE SPACES

## ACCOMMODATION SCHEDULE

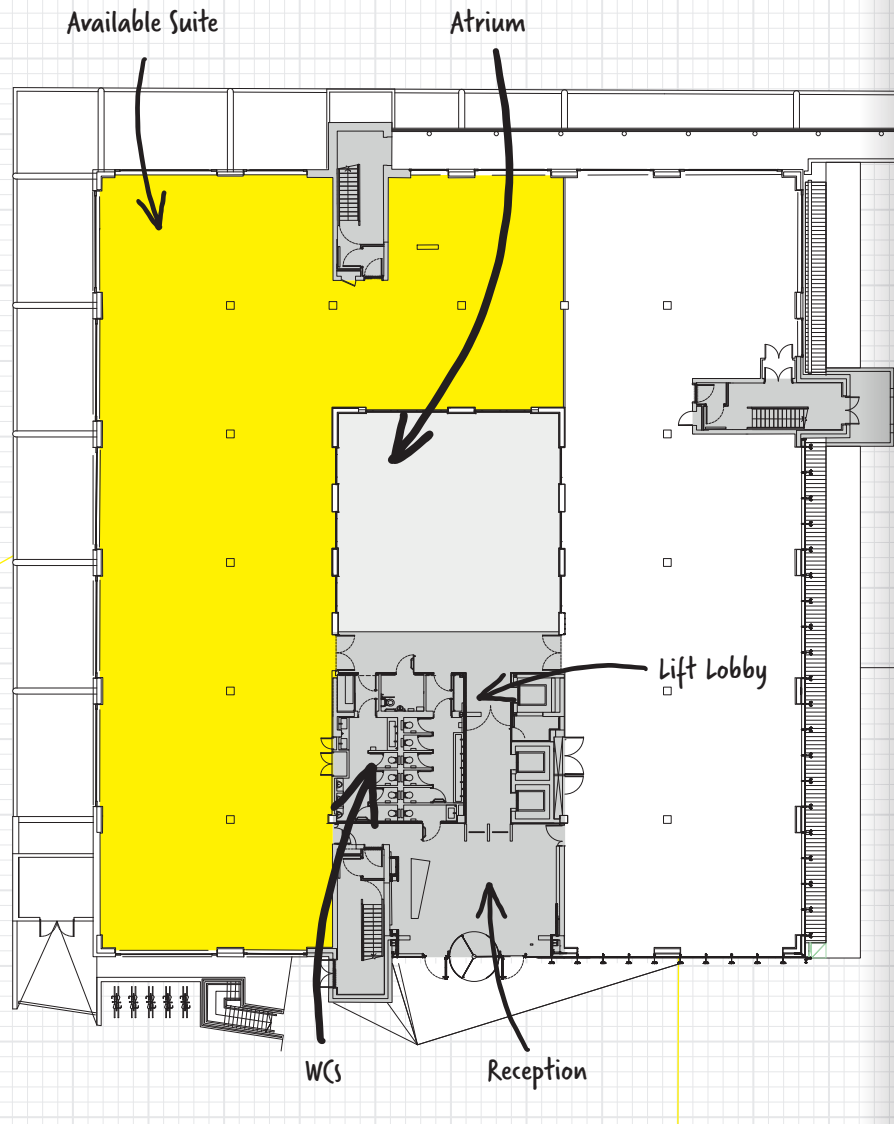
GROSS INTERNAL AREA	SQ M	SQ FT
PART SECOND	743	7,994
PART FIRST	728	7,832
PART GROUND	882	9,496
<b>TOTAL</b>	<b>2,353</b>	<b>25,322</b>
RECEPTION/ATRIUM	320	3,448

35 parking spaces remaining (including 4 x e-charge spaces and 6 wheelchair accessible spaces for shared building use)

(Areas are subject to final measurement and confirmation)

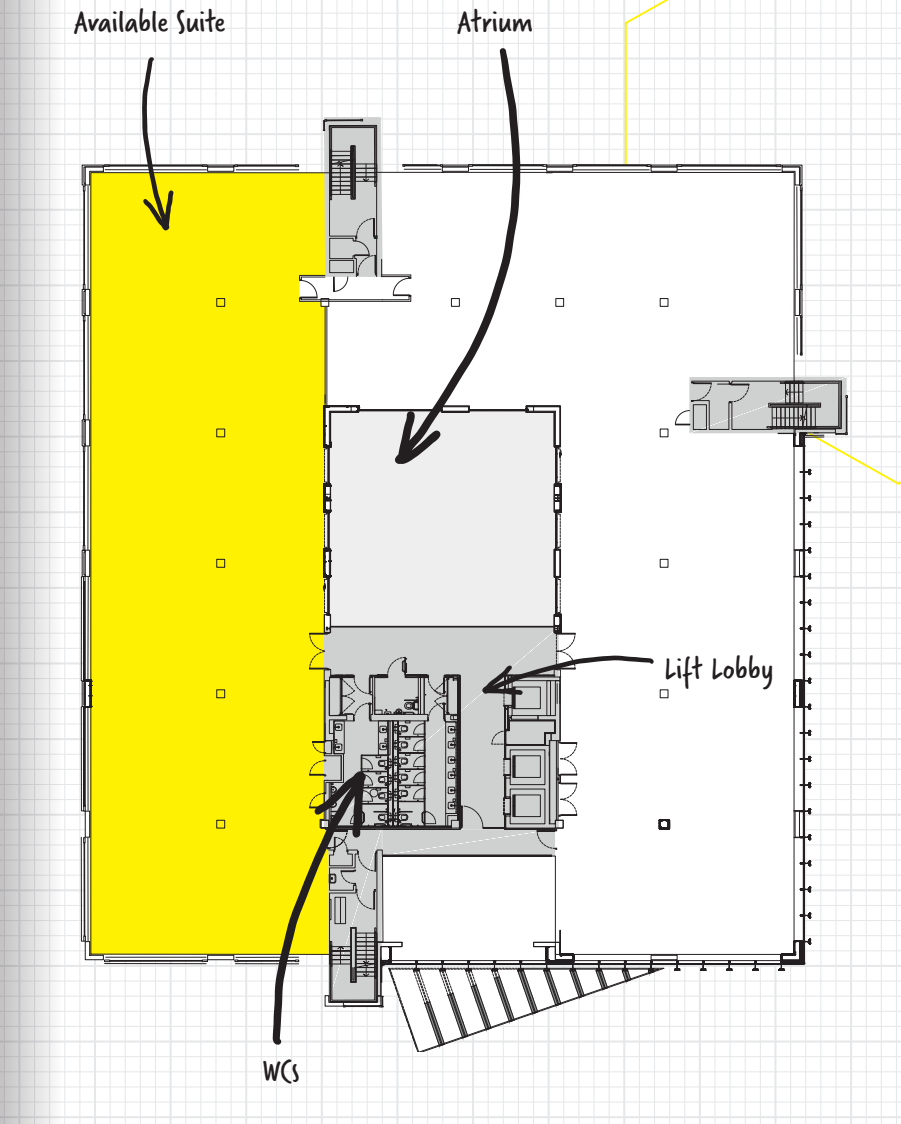
# PART GROUND FLOOR SUITE

9,496 SQ FT GIA



# PART FIRST & PART SECOND FLOOR SUITES

PART FIRST: 7,832 SQ FT GIA PART SECOND: 7,994 SQ FT GIA



Plans not to scale  
For indicative purposes only

# INDICATIVE LAYOUT: TRADITIONAL

## TYPICAL FLOOR

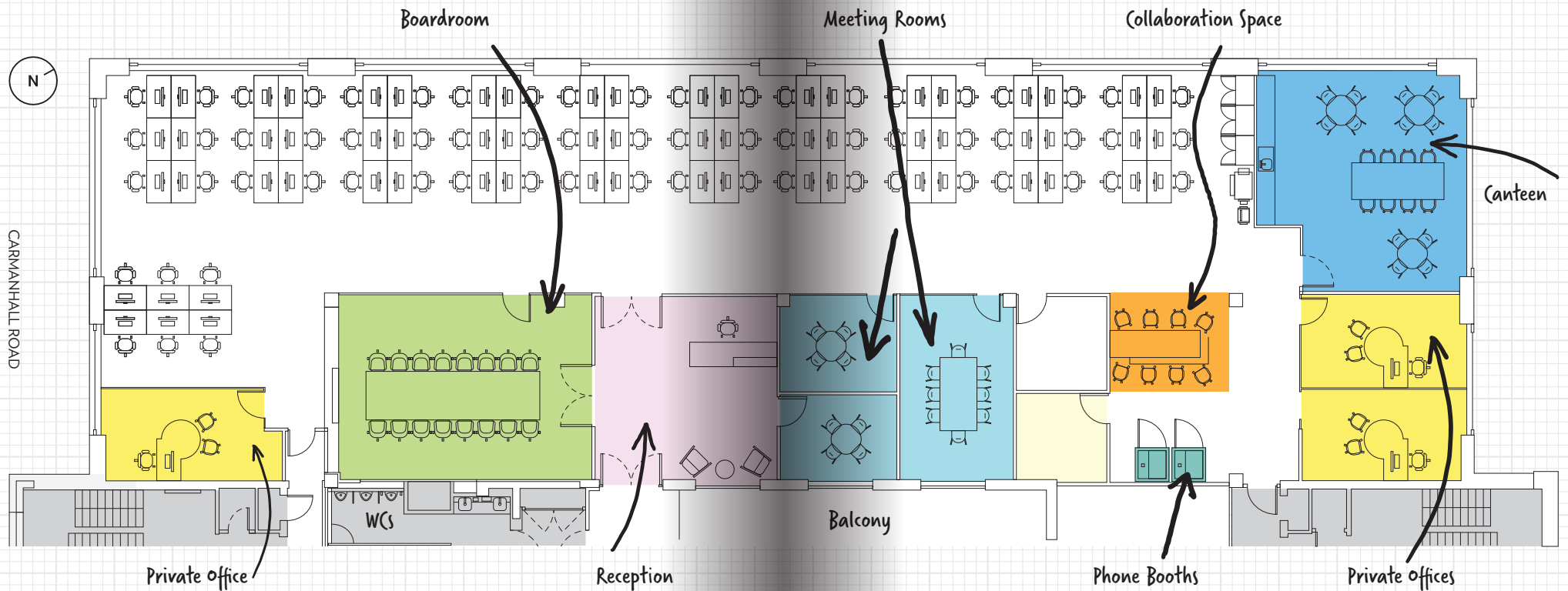
OPEN PLAN DESK SPACES	66
BOARDROOM (16 PERSON)	1
MEETING ROOM (8 PERSON)	1
MEETING ROOM (4 PERSON)	2
PRIVATE OFFICES	3
PHONE BOOTHS	2
CANTEEN	20
COLLABORATION SPACE	8

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- PHONE BOOTHS
- COLLABORATION SPACE
- BOARDROOM
- MEETING ROOMS
- CANTEEN



66

TOTAL STAFF  
(OPEN PLAN)



# INDICATIVE LAYOUT: AGILE

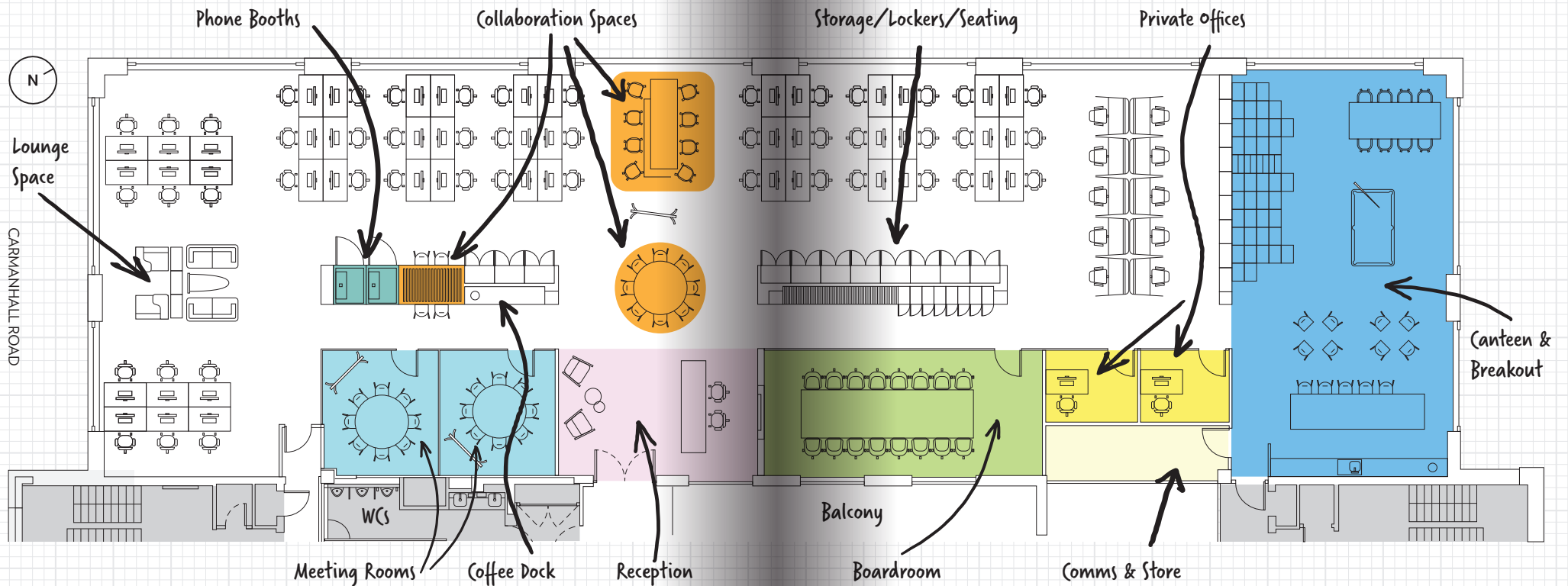
## TYPICAL FLOOR

OPEN PLAN DESK SPACES	58
BOARDROOM (16 PERSON)	1
MEETING ROOM (8 PERSON)	2
BOOKABLE OFFICES	2
PHONE BOOTHS	2
COFFEE DOCK	1
COLLABORATION SPACES	20
CANTEEN	21

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- PHONE BOOTHS
- COLLABORATION SPACES
- BOARDROOM
- MEETING ROOMS
- CANTEEN

58

TOTAL STAFF  
(OPEN PLAN)



# SANDYFORD, DUBLIN 18 THE IDEAL SOUTH DUBLIN LOCATION

Sandyford is Dublin's premier suburban office zone and the location of choice for many leading international occupiers such as Google, Microsoft, Salesforce and Vodafone.

**20**  
MINUTES TO CITY  
CENTRE



M50

M50

M50

BEACON HOSPITAL

DRUMMARTIN LINK RD

BECHTLE DIRECT

BEACON SOUTH QUARTER

THE  
HIVE  
SANDYFORD

CHILL INSURANCE

MERCURY ENGINEERING

DUN & BRADSTREET

ERICSSON

REGUS

HSE

SERVICE SOURCE

META

GOOGLE

AVANT MONEY

CUBIC TELECOM  
NTR PLC  
GRAFTON GROUP PLC

VERIZON

BAYER

4G CLINICAL

BLACKTHORN ROAD

SALESFORCE

INTEGRITY 360

LUAS STILLORGAN

BNP PARIBAS

DALATA GROUP

RBK

RESMED

BLACKTHORN AVENUE

ST RAPHAEL'S RD

## AN UNRIVALLED LOCATION AT THE CENTRE OF ONE OF DUBLIN'S BEST CONNECTED BUSINESS DISTRICTS

### OCCUPIERS

- 1 Google
- 2 Meta
- 3 AIB
- 4 Microsoft
- 5 Verizon
- 6 Sales Force
- 7 Google
- 8 Mastercard

### HOTELS

- 9 The Beacon Hotel
- 10 Clayton Hotel

### FOOD & BEVERAGE

- 11 Woodfire & Green
- 12 Baristas Café
- 13 Berman & Wallace
- 14 Freshi
- 15 Square One Cafe
- 16 Chopped
- 17 Baan Thai
- 18 China Sichuan
- 19 La Dolce Vita
- 20 Insomnia
- 21 Green Mango
- 22 Michie Sushi
- 23 Urban Fox Brasserie & Bar

### FITNESS




- 24 CrossFit Sandyford
- 25 Westwood Gym
- 26 Ben Dunne Gym
- 27 Skillzone
- 28 Be Fit For Life
- 29 Jump Zone
- 30 F45 Training
- 31 Raw Gyms
- 32 The Institute of Physical Training
- 33 The Wall Climbing Gym
- 34 Curves Sandyford
- 35 Motivation Weight Management
- 36 Optimum Performance

JOIN SOME OF THE  
WORLD'S BIGGEST  
BRANDS AND BLUE  
CHIP COMPANIES



# 25<sup>K</sup>

PEOPLE WORKING IN  
SANDYFORD

-  Dublin Bus Five routes serve the location; 11, 47, 75, 116 & 114
-  Aircoach to Dublin Airport
-  Luas Green Line 2 min walk to Stillorgan Stop







[WWW.THEHIVESANDYFORD.COM](http://WWW.THEHIVESANDYFORD.COM)

**HWBC** 

LRN: 002098

+353 1 775 0500  
[hwbc.ie](http://hwbc.ie)

**Paul Scannell**  
[pscannell@hwbc.ie](mailto:pscannell@hwbc.ie)

**Emma Murphy**  
[emurphy@hwbc.ie](mailto:emurphy@hwbc.ie)

Disclaimer: Messrs. HWBC Limited t/a HWBC and for the vendors or lessors of this property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All description, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) No person in the employment of HWBC Limited t/a HWBC has any authority to make or give any representative or warranty whatever in relation to this property