# THE POLESTAR BUILDING



## **Building description**

The Polestar Building is an impressive, newly constructed, contemporary mixed-use development offering 10,426 sq. ft of office space along with 10 car parking spaces, including EV charging facilities. It is finished to a high-quality CAT A specification and arranged over two floors above a premium-brand Polestar showroom.

The first floor provides occupiers with 5,213 sq. ft of open-plan, light-filled space. The specification includes a solid floor with a carpet tile finish, perimeter power provision and exposed ceiling services with air conditioning.

The second floor features the same efficient floor plate while including a suspended ceiling with integrated air conditioning, LED lighting, and a fully raised access floor wired for power. It also benefits from direct access to a large terrace that serves as a spacious outdoor amenity.







10,426 sq.ft. of office space



VRV air conditioning



10 car parking spaces



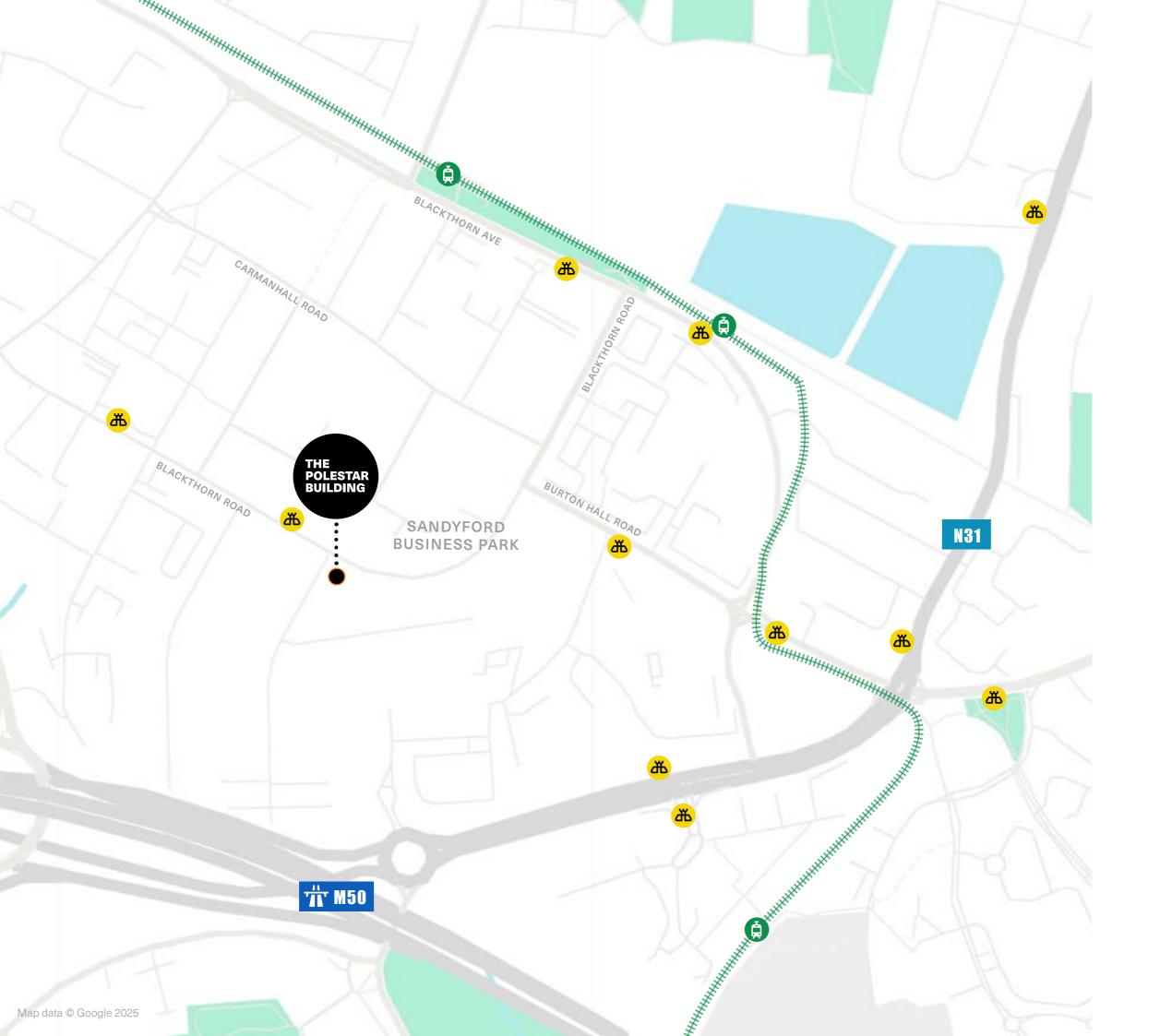
Large terrace on the second floor



EV charging



LED lighting



# Excellent connectivity

The Polestar Building enjoys excellent connectivity, located just an 11-minute walk from the Luas Green Line, providing a 20-minute journey to St. Stephen's Green.

The area is also served by multiple Dublin Bus routes including the 11 and 47 offering direct access to Dublin City Centre, while the 116 also connects to the DART line at Blackrock.

The building benefits from excellent road access via the adjacent M50, with Blackthorn Road forming part of the planned Junction 14 Link Road, which will provide direct motorway access while garnering the building exceptional main road profile. Strong connections via the R138 and R826 offer a 35-minute drive to the city centre, further enhancing accessibility. Ample on-site car parking is available to accommodate commuters.

Sandyford Business Park is also served by Aircoach, providing convenient and direct access to Dublin Airport.



Dublin Bus



Green Luas Stop



Motorway

### **Prime location**

Sandyford is known for its dynamic mix of commercial, retail, and leisure amenities. It is home to a diverse range of national and international businesses including AIB, Vodafone, Mastercard, and META, making it one of Dublin's most prominent business districts.

Sandyford Business District represents over 1,000 companies, 26,000 employees, and approximately 6,000 residents across four major business parks, reflecting the area's status as a key hub for business and living in Dublin.

The area benefits from excellent infrastructure, modern office developments, and a strong local workforce, all of which contribute to its appeal to major corporations and growing enterprises alike.



The Polestar building benefits from excellent amenities right on your doorstep. Dining options include China Sichuan Restaurant and Red Torch Ginger, with cafés such as Brother Bean Coffee Co., The Coffee Shot & Kitchen, and Woodside Coffee & Kitchen nearby.

Fitness facilities are well represented with Westwood and FLYEfit among others. For client stays or business travel the Clayton Hotel is located close by. Leisure options in the area include Super Social, Foxrock Golf Club, Leopardstown Racecourse, and The Wall Climbing Gym and Zero Latency VR experience.



























# Specification

- LED lighting
- Painted and plastered walls
- Daikin VRV air conditioning

- Passenger Lift
- Security access keypads on each floor
- Shower facilities on each floor

- EV charging spaces
- Large terrace (2nd floor)
- Bike parking

- 10 surface car parking spaces
- Mix of fully raised access floor wired for power and solid flooring with a carpet tile finish
- Mix of suspended and exposed ceilings

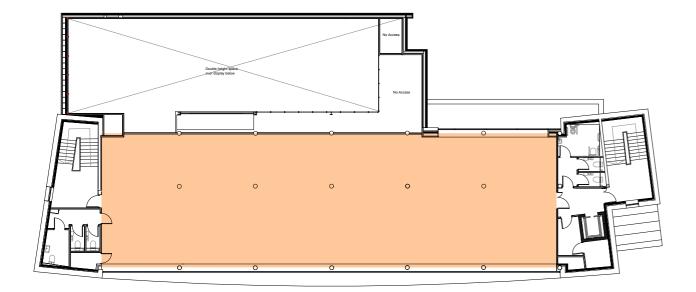
# Floor plans

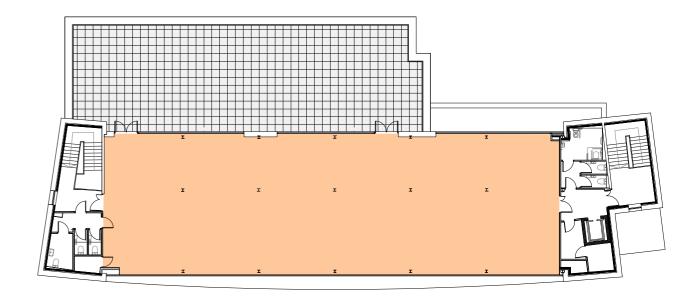
First Floor Approx. 484 sq.m, 5,213 sq.ft

Second Floor Approx. 484 sq.m, 5,213 sq.ft









Floor plans not to scale and for identification purposes only

Floor plans not to scale and for identification purposes only



**Availability** 

Immediately

Lease term

Flexible lease term

**Parking** 

10 surface car parking spaces

Viewing

Strictly by appointment with sole agent Knight Frank

#### **Contact selling agents**

#### **Tom Fahy**

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