

Headquarters  
Regional Office  
Private Workspace

South County Business Park, Leopardstown, Dublin 18

[www.blacktree.ie](http://www.blacktree.ie)



Whelan House

# Blacktree

Believes in value and integrity. Being an entrepreneur, private equity investor and real estate veteran, it challenges and redefines flexible working, connecting vibrant and dynamic communities in a secure, efficient, productive and creative workspace.

Managing both traditional offices and flexible offices, Blacktree provides professional services and valuable working environment to enterprises and entrepreneurs for years.

# Introduction

## Whelan House in Sanddyford

Whelan House is an impressive three-story central atrium building. It has been refurbished, redecorated and fitted out to high specifications. The newly fitted offices comprise a mixture of bright, functional open plan areas with cellular offices and communal tea stations.

The building is neighbor to giant international companies such as Microsoft, Google, Mastercard and Salesforce, which creates an inspired community for technology and innovation companies.

# Superb transport links

Situated 10km from Dublin city center, our offices are ideally located with excellent transport links and amenities for your convenience and comfort.

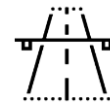
It is located off exit 14 on the M50 and adjacent to M1, N11 and N7.

LUAS green Line stop at Central Park can be reached in 10 minutes on foot.

There are a number of bus routes allowing for easy access in and out of the area.



Green line  
Lucas within 10  
minutes walk –  
25 minutes to  
city centre



Adjacent to  
M50 – J14 3.5  
km – 25  
minutes to  
city centre



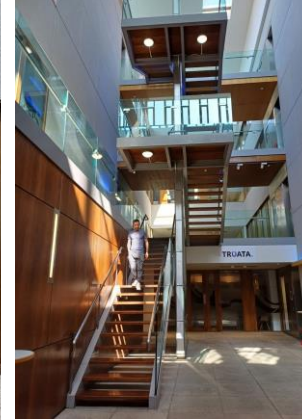
Dublin  
city  
centre –  
10 km  
via N11



Dublin  
airport 35  
minutes –  
flights  
worldwide



Dedicated  
stop at  
central park –  
every 10  
minutes



Modern renovated offices with a dynamic theme



Boardrooms/Meeting rooms



Tea station



Secure



Private Access



High speed wi-fi & cable data



Car parking



Elevator



Reception

# Privileged Services

Flexible terms > 12 months

Prestigious address and convenient location

Contemporary interiors

Designed for community and privacy

Car parking available



The available offices range from 1,500 to 4,000 square feet and are well suited for small and medium enterprises.

All offices have their own newly renovated tea stations and glazed meeting rooms. Each office is equipped with private access control for security.

Suspended ceiling with LED lighting

Wi-fi and data cables

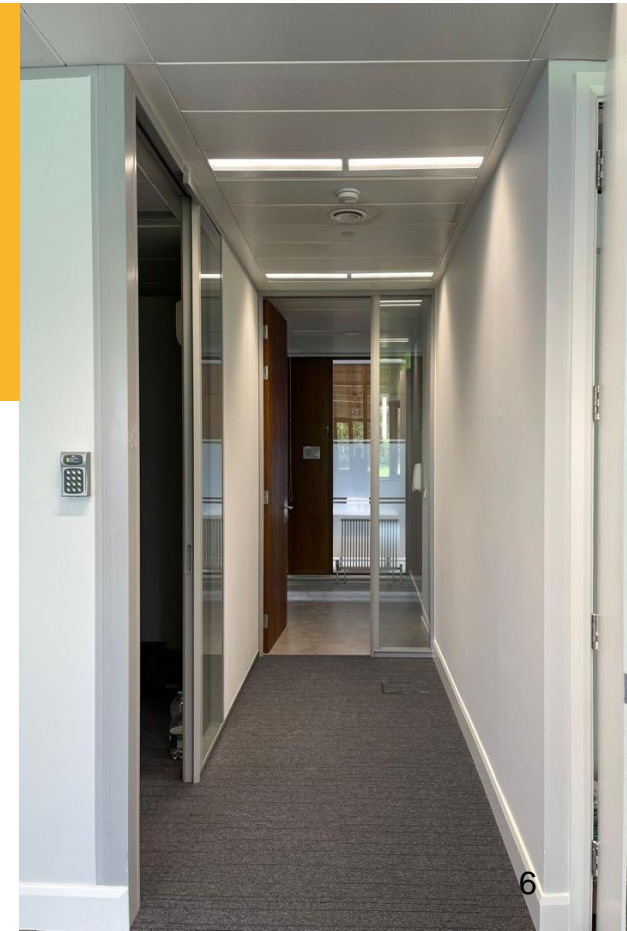
Passenger Lifts

Fully fitted tea stations

Meeting rooms and individual offices

CCTV

Car parking: 25 available slots



# Current available offices

## Office 1 - Ground floor open plan office

Size 2,320 sq.ft/216 sq.m

Desks 20 to 50 desks

This office area has 4 partitioned offices, 1 meeting room (8-10 pax). It is also fitted with a new open kitchen, male and female toilets, a comms room and a storage room.

## Office 4 – First floor open plan office

Size 4,037 sq.ft/375 sq.m

Desks 50 to 80 desks

This office area has 6 partitioned offices and 1 board room (8-12 pax). It is fitted with a new kitchen and a comms room.

### Notes

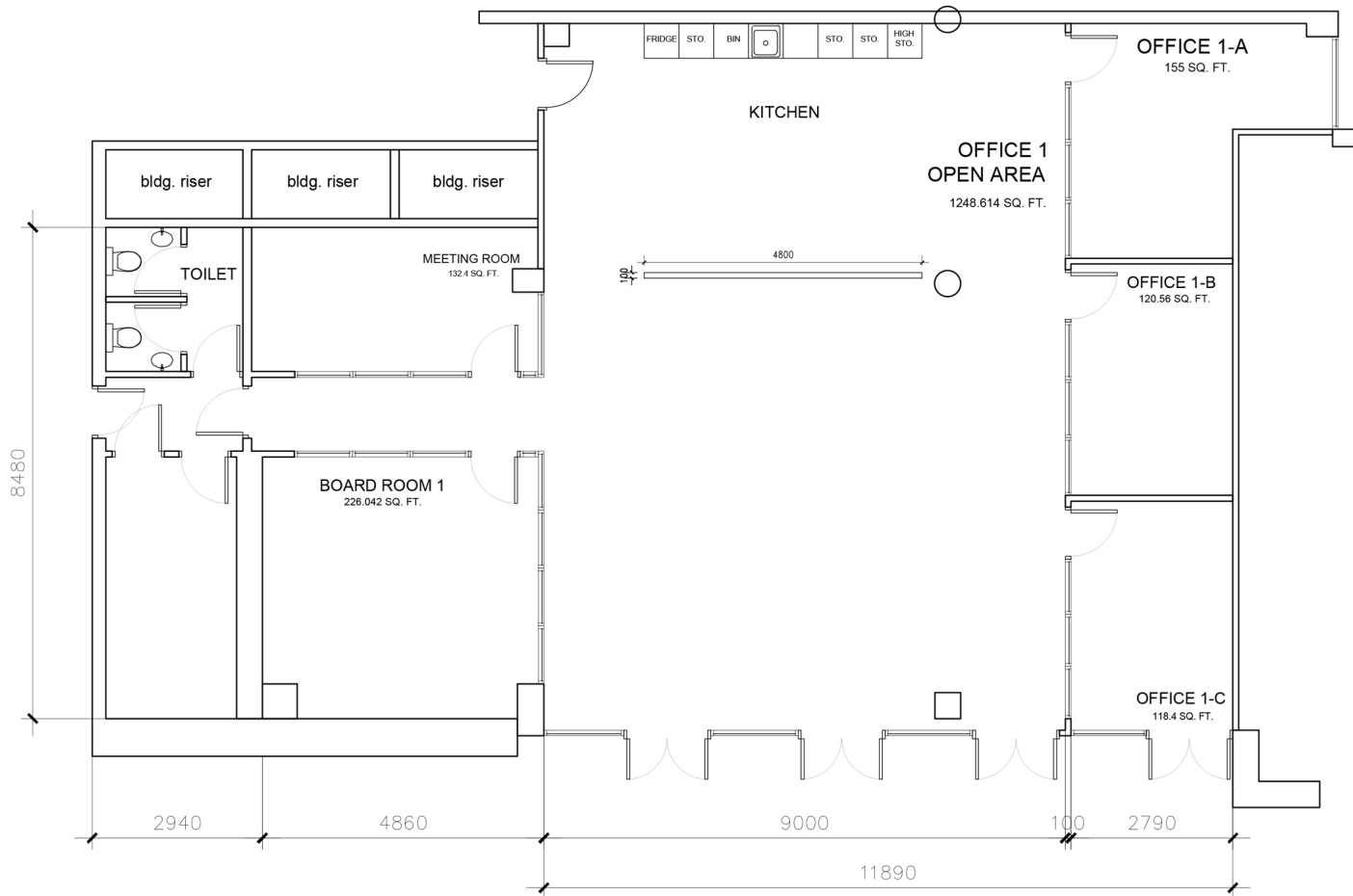
Terms and conditions apply based on contracts.

Terms are flexible.

Parking is based on availability.

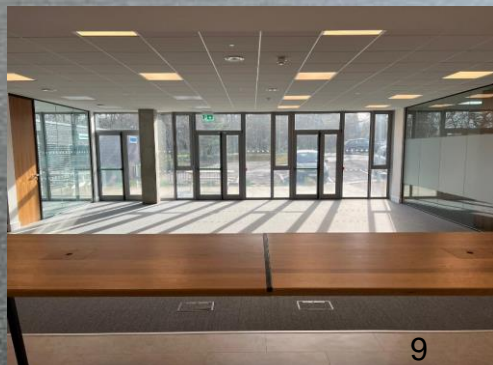
Terms and conditions are subject to change without notice.





# Office 1

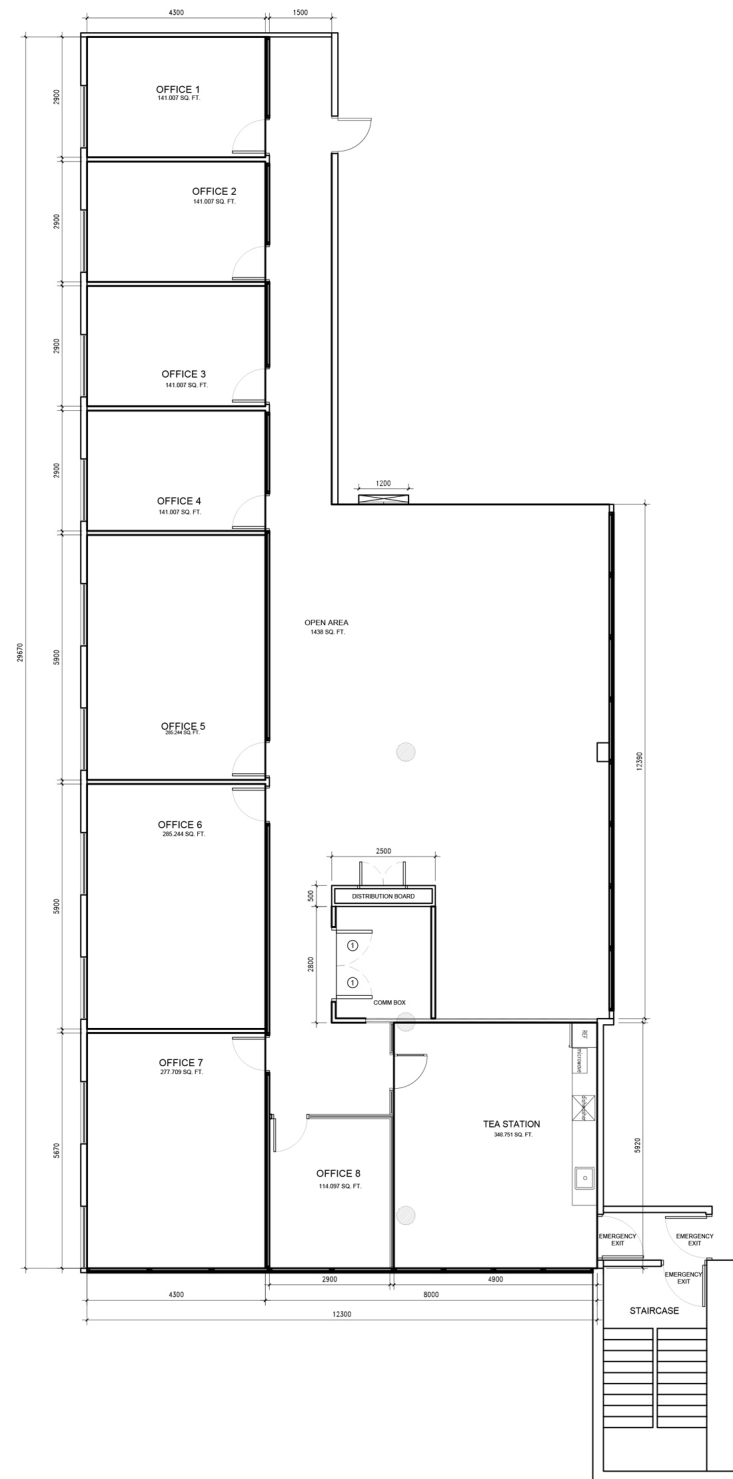
## Ground floor open plan office





# Office 4

First floor open plan office













**Presented and managed**

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March 2024

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