



TO LET

**SUITE 112, Q HOUSE,  
FURZE ROAD, SANDYFORD, DUBLIN 18**

PRIME SUBURBAN OFFICE



## EXECUTIVE SUMMARY

Modern fitted first floor office to let

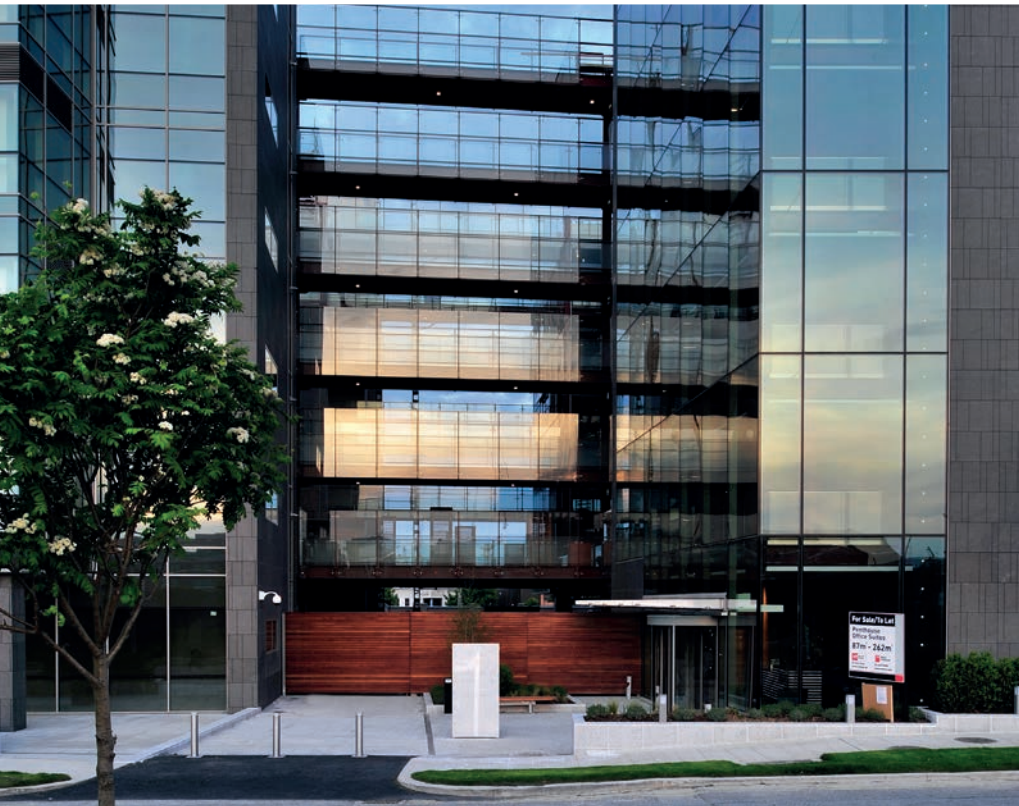
Situated in the centre of Sandyford Business District

Within close proximity to the Luas Green Line

First floor office suite extending to approximately 140 sq.m (1,500 sq.ft.)

3 car parking spaces

Flexible new lease terms available



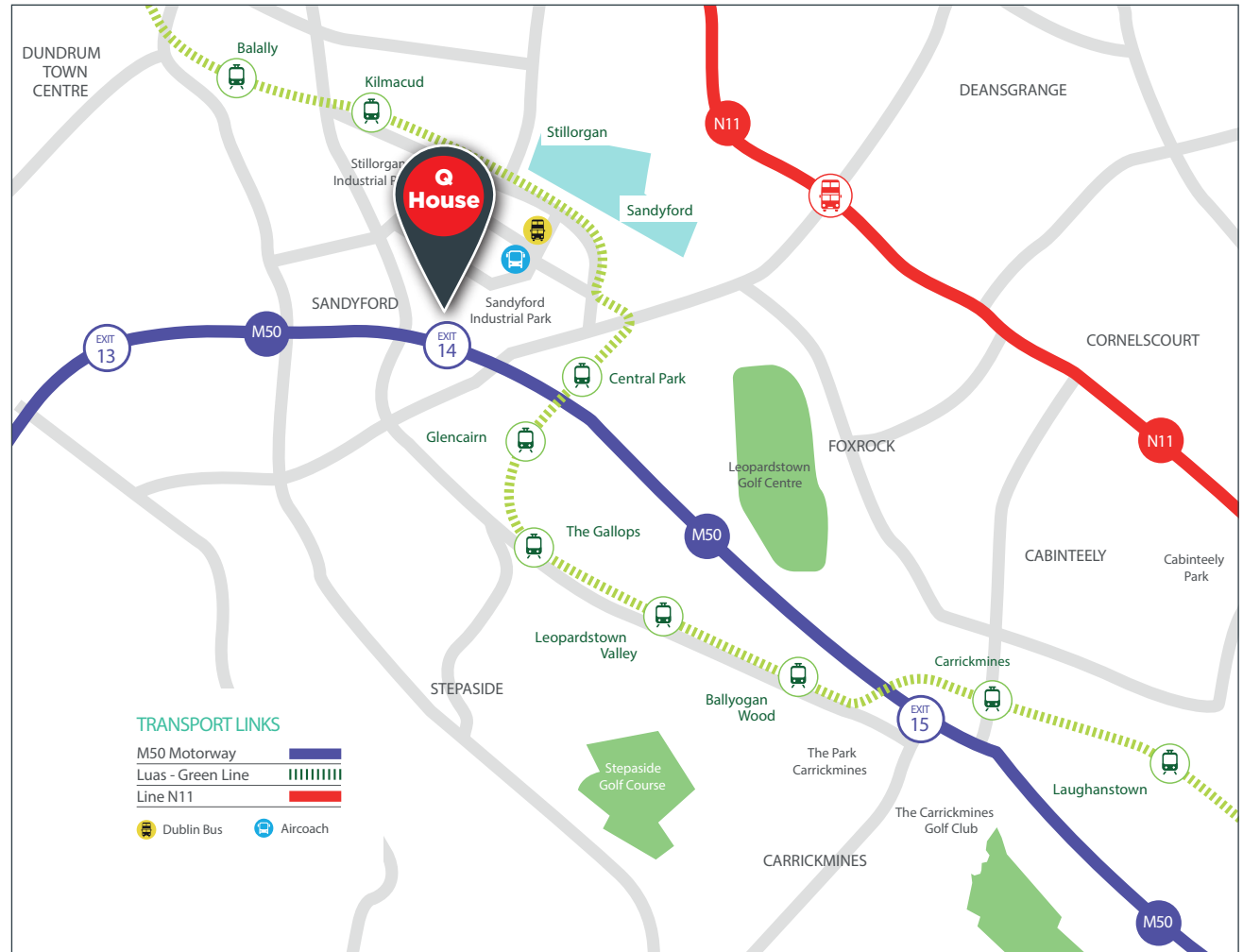
## LOCATION

**Q House is located on Furze Road adjacent to Beacon Court and in close proximity to the Clayton Hotel and a short walk to the Beacon South Quarter.**

Sandyford Business Park is a highly successful and established business district in the heart of the South Dublin suburbs, approximately 9km from Dublin City Centre. The area is widely regarded as the premier suburban office location in Dublin.

Sandyford benefits from prime public transport links with its own Luas stop (5-minute walk) that takes passengers direct to St. Stephen's Green within 25 minutes. It is also easily accessible by car, with the M50 Junction 13 interchange immediately to the south providing access to a host of national arterial routes and Dublin Airport in circa 30 minutes. In addition, there are numerous Dublin Bus routes that serve Sandyford which connect to the City Centre and surrounding suburbs, as well as an Aircoach link direct to Dublin Airport.

The location is characterised by several large-scale office developments such as Central Park, Termini Building, Beacon South Quarter, The Atrium, The Chase and One South County. Many of the country's largest office occupiers have chosen Sandyford as their preferred location due to its location and transport links. These occupiers include; Microsoft, Google, Salesforce, Bank of America, Bayer and Vodafone.



NB. For identification purposes only

## AMENITIES

Sandyford is well served by a host of retail and leisure facilities, with numerous amenities located nearby, including;



### RESTAURANTS /EATERIES

La Dolce Vita  
Baan Thai  
China Sichuan  
Mango Tree  
Michie Sushi  
Chopped



### CAFES

Baristas Café  
Brambles Deli Café  
Café Bliss  
Café Togo  
Insomnia  
Starbucks



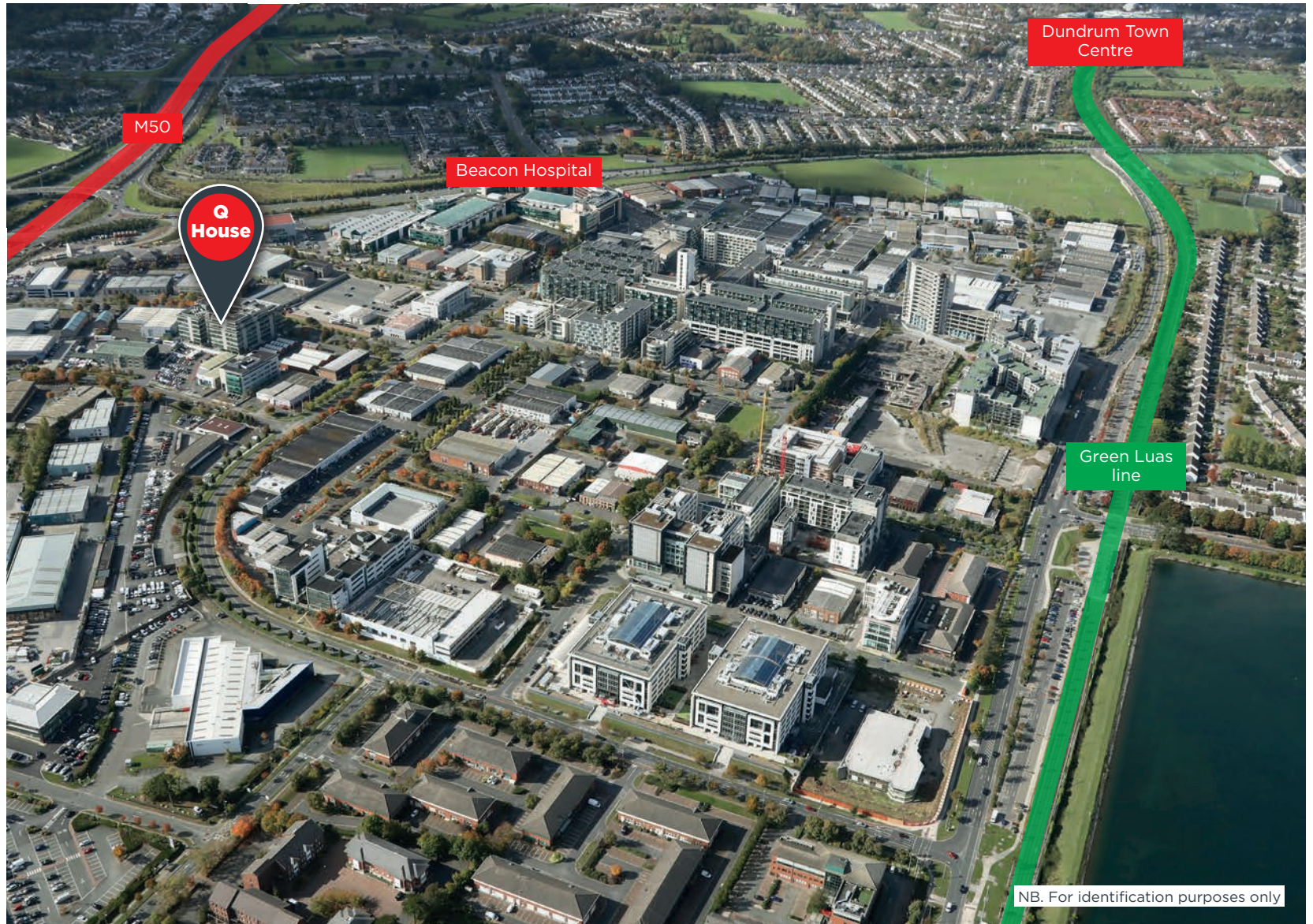
### GYMS

F45  
West Wood Club  
Raw Gyms



### CHILDCARE

Giraffe Childcare  
Park Academy



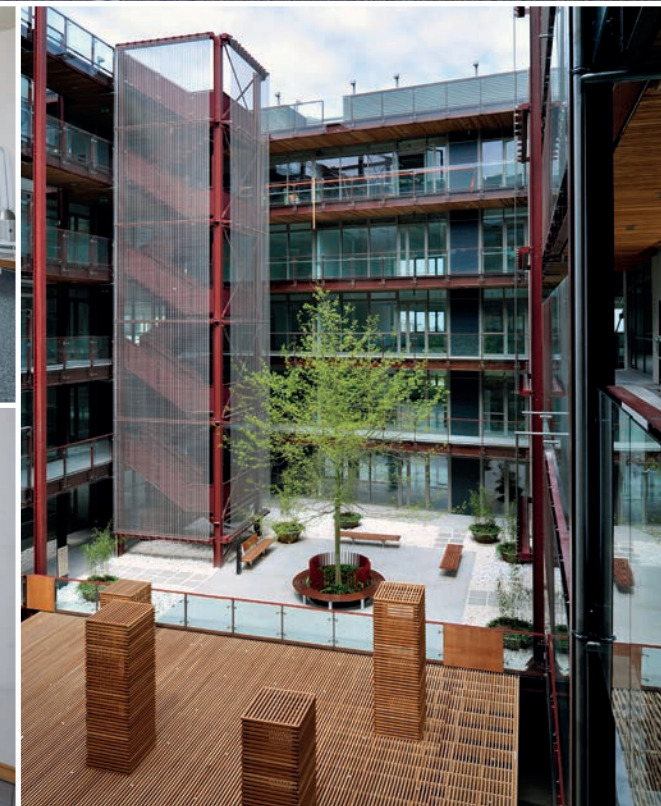
## DESCRIPTION

Designed by architects Duffy Mitchell O'Donoghue, Q House is a development of high-quality own door office units. The total development is approximately 9,200 sq.m. (100,000 sq.ft.) and is contained in a six-storey building designed around a central landscaped courtyard. The building incorporates sharp architectural design and includes large elements of glass and natural stone which combine to create a striking modern building. The development also allows for a generous entrance, manned reception and large common lift lobbies on all floors.

Suite 112 is a modern office which extends to approximately 140 sq.m. (1,500 sq.ft.). This own door suite comprises a open plan office, with a modern board room and integrated kitchen.

### Specification includes:

- Raised access floors
- Suspended ceilings
- Air Conditioning
- Gas Fired Central Heating
- Open plan office space
- Kitchenette
- Comms room
- W/C



### QUOTING RENT

€30 per sq.ft.

### LOCAL AUTHORITY RATES

Approx €4.33 per sq.ft.

### SERVICE CHARGE (INCLUDING CAR PARK)

€4.45 per sq.ft.

### LEASE TERMS

Flexible New Lease Terms Available.

### BER



BER no.: 800950156

EPI: 131.26 kWh/m<sup>2</sup>/yr 0.95

### VIEWINGS

All viewings are strictly by appointment through the sole letting agent QRE Real Estate Advisers.

### AGENT DETAILS

#### QRE Real Estate Advisers

##### Jonathan Donnelly

Surveyor

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