



TO LET

**SUITE 206, Q HOUSE,  
FURZE ROAD, SANDYFORD, DUBLIN 18**

PRIME SUBURBAN OFFICE



## EXECUTIVE SUMMARY

Prime suburban office to let

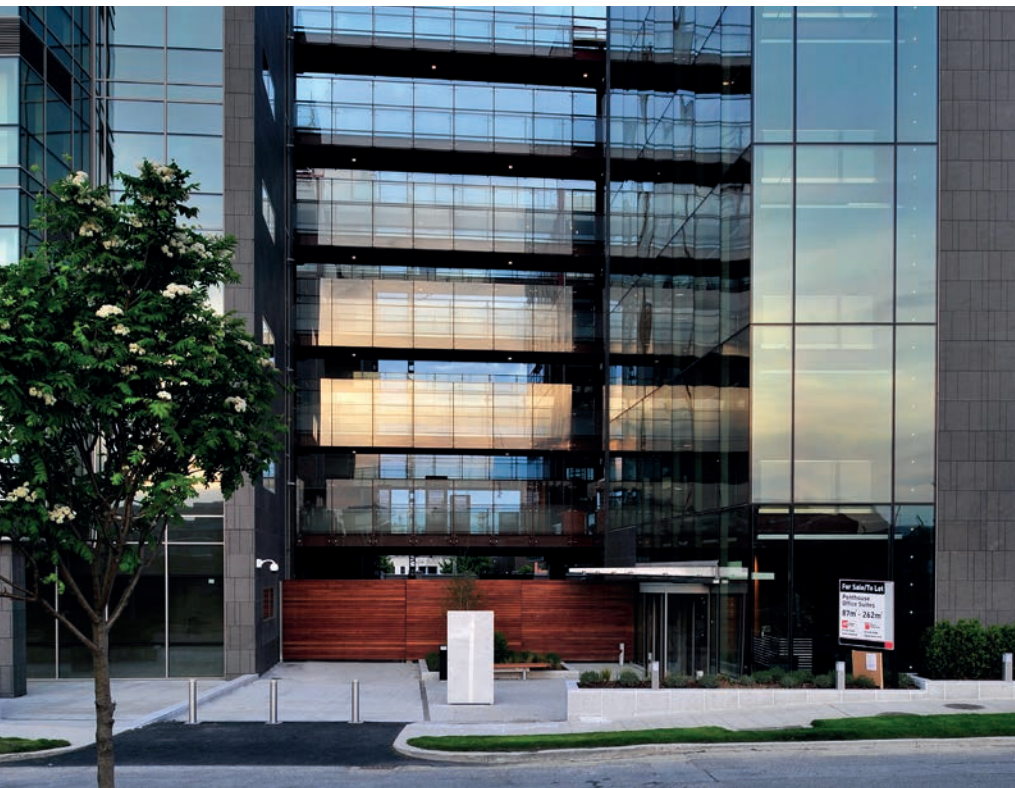
Situated in the centre of Sandyford Business District

Within close proximity to the Luas Green Line

Second floor office suite extending to approximately 251 sq.m. (2,700 sq.ft.)

6 car parking spaces

Flexible new lease terms available



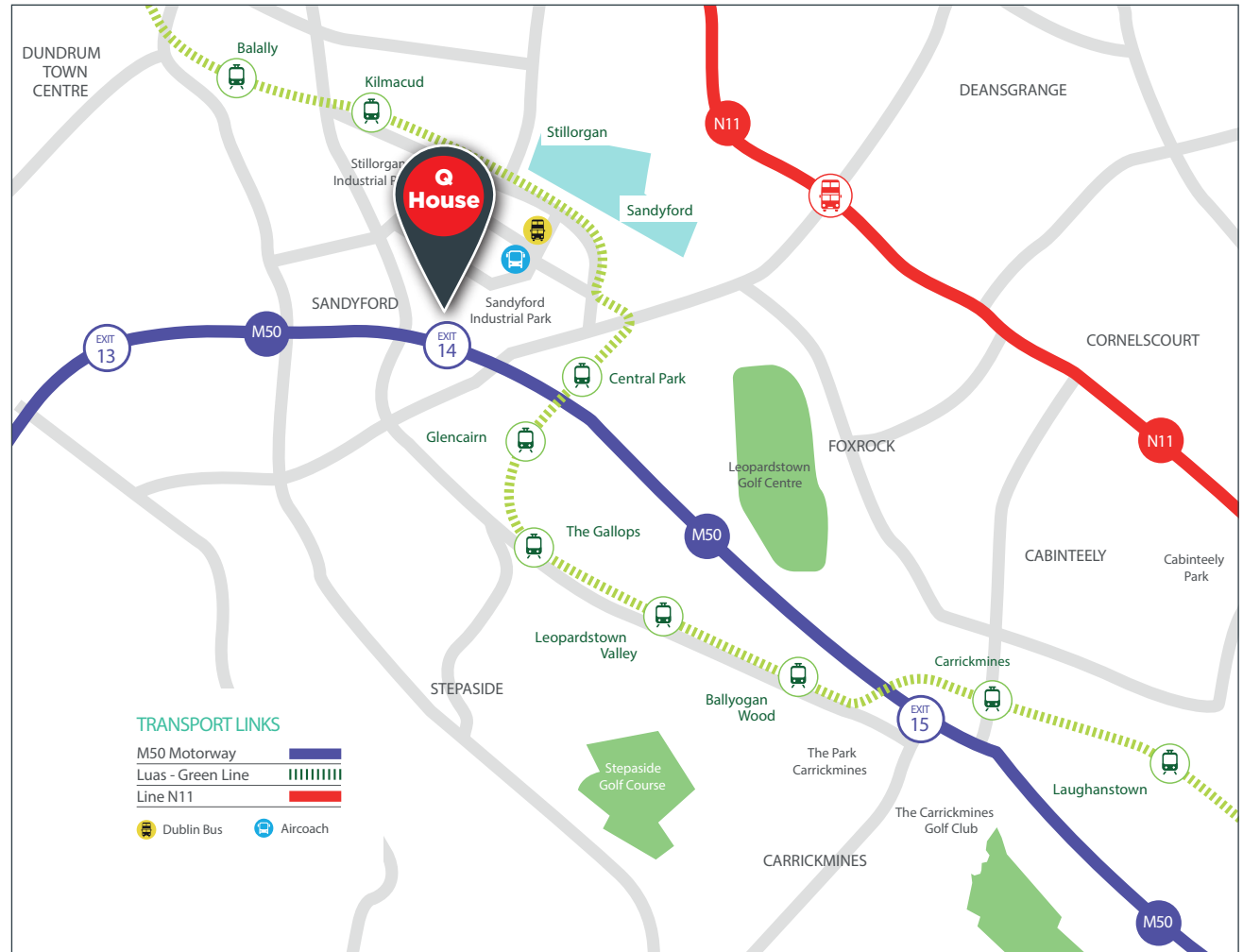
## LOCATION

**Q House is located on Furze Road adjacent to Beacon Court and in close proximity to the Beacon 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, Beacon Court, 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



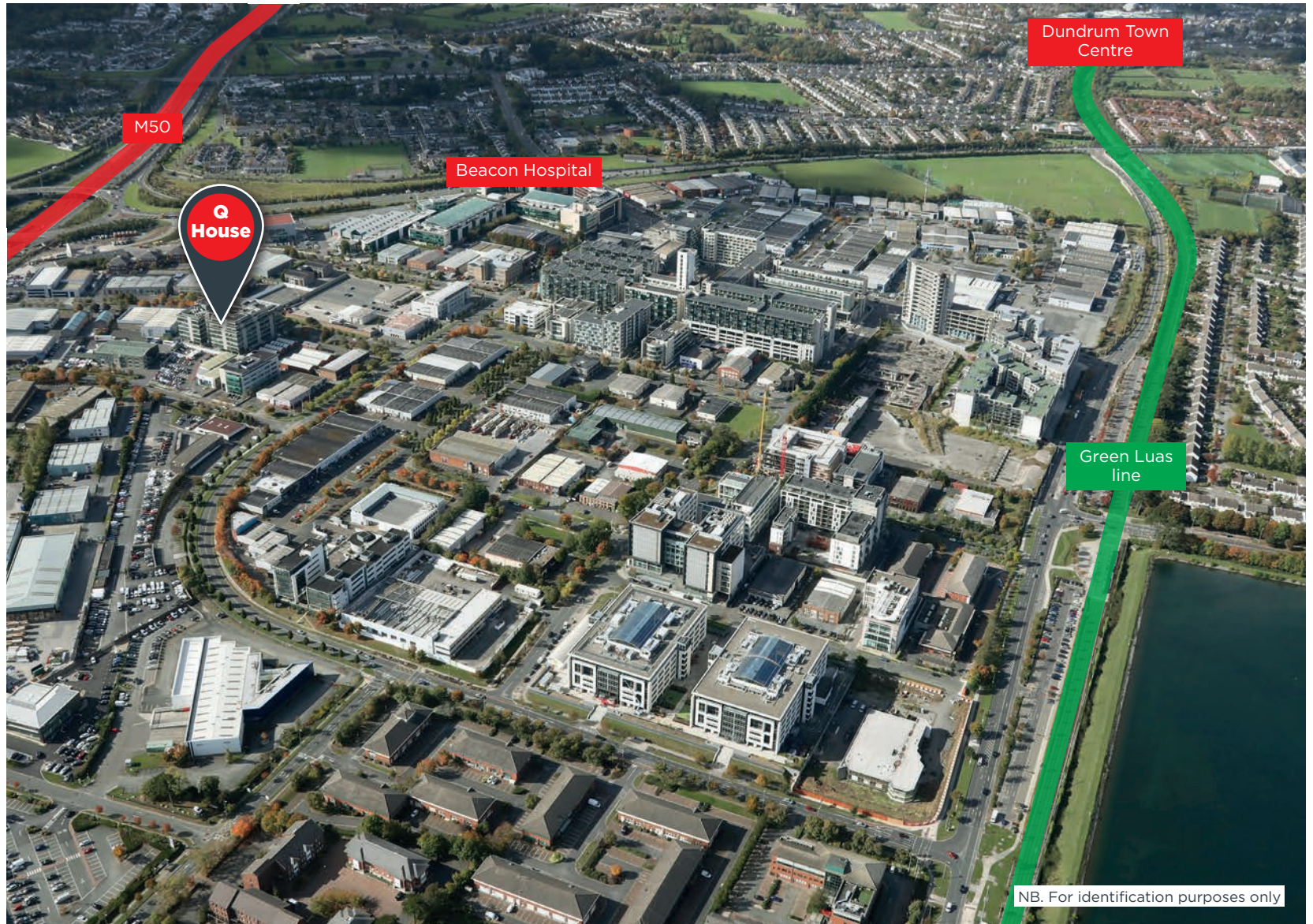
### GYMS

F45  
West Wood Club  
Raw Gyms



### CHILDCARE

Giraffe Childcare  
Park Academy



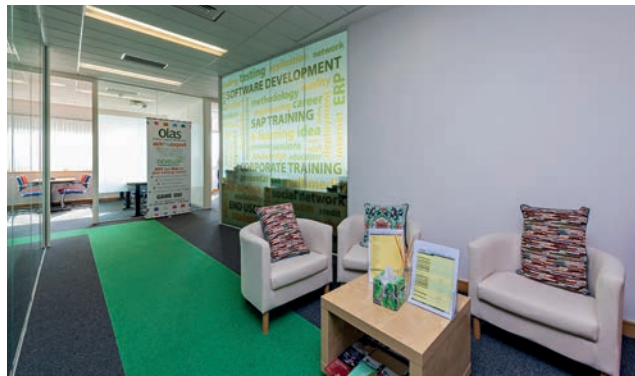
## DESCRIPTION

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.

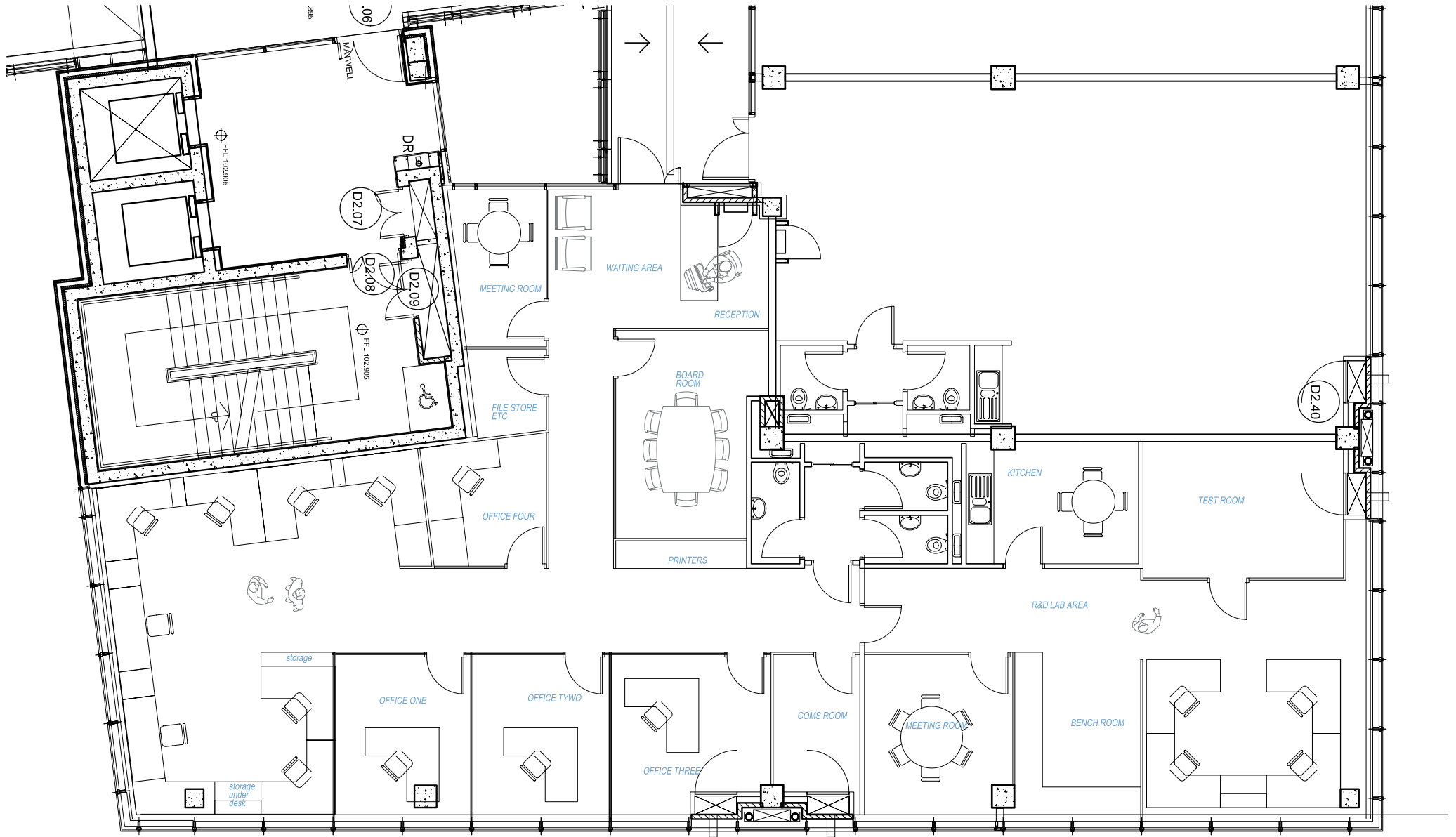
Suite 206 is situated on the second floor and extends to approximately 251 sq.m. (2,700 sq.ft.) on a gross internal area basis. The unit has been fitted out to a high standard and benefits from sweeping views over Dublin Bay.

### Specification includes:

- Raised access floors (wired for power and data)
- Suspended ceilings with recessed light fittings
- Air Conditioning
- Gas Fired Central Heating
- Reception
- Board room
- 2 x meeting rooms
- 4 x cellular offices
- Kitchenette / canteen
- Comms room.



# FLOOR PLAN



## QUOTING RENT

€30 per sq.ft.

## LOCAL AUTHORITY RATES

Approx. €4.87 per sq.ft.

## SERVICE CHARGE

€5.41 per sq.ft.

## BER



BER no.: 800021842

EPI: 302.92 kWh/m<sup>2</sup>/yr0.91

## LEASE TERMS

Flexible New Lease Terms Available.

## VIEWINGS

All viewings are strictly by appointment through the sole selling agent QRE Real Estate Advisors.

## AGENT DETAILS

### QRE Real Estate Advisors

#### Brian Kelly

Associate Director

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PSRA Registration No. 003587

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