



TO LET

**SUITE 304,
Q HOUSE, SANDYFORD, DUBLIN 18**



EXECUTIVE SUMMARY

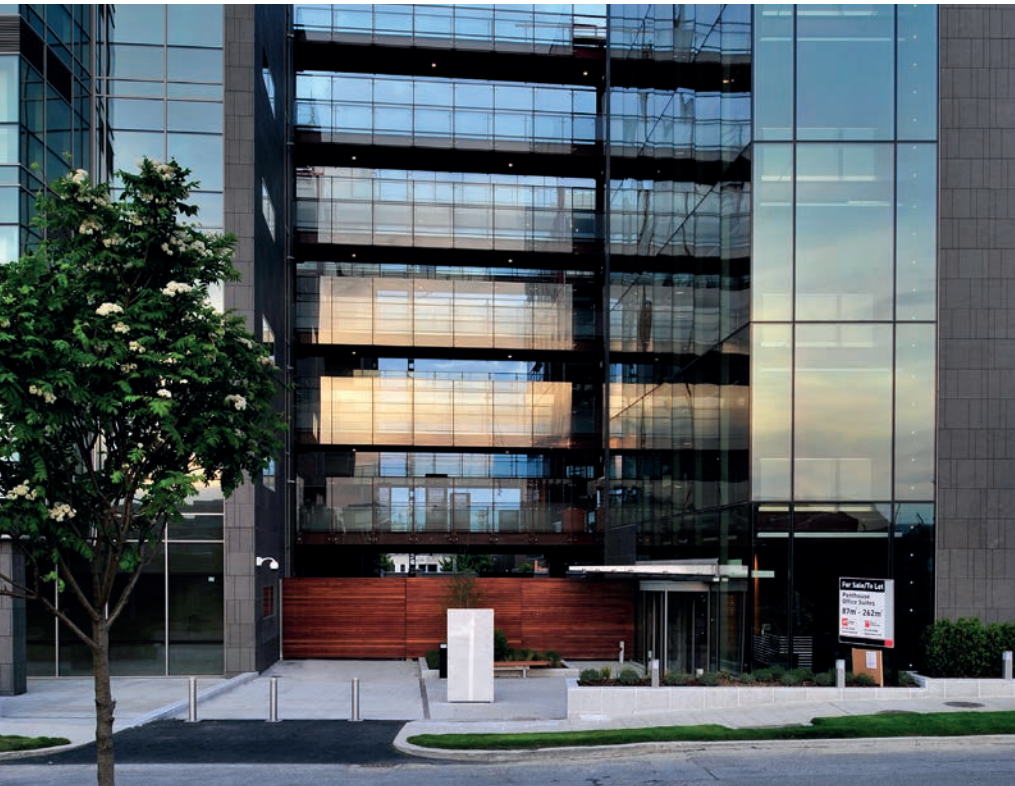
A prime suburban office to let

Situated in the centre of Sandyford Business District

Third floor office suite extending to approximately 97.17 sq.m. (1,046 sq.ft.)

Together with 2 x car parking spaces

Available on flexible new lease terms.



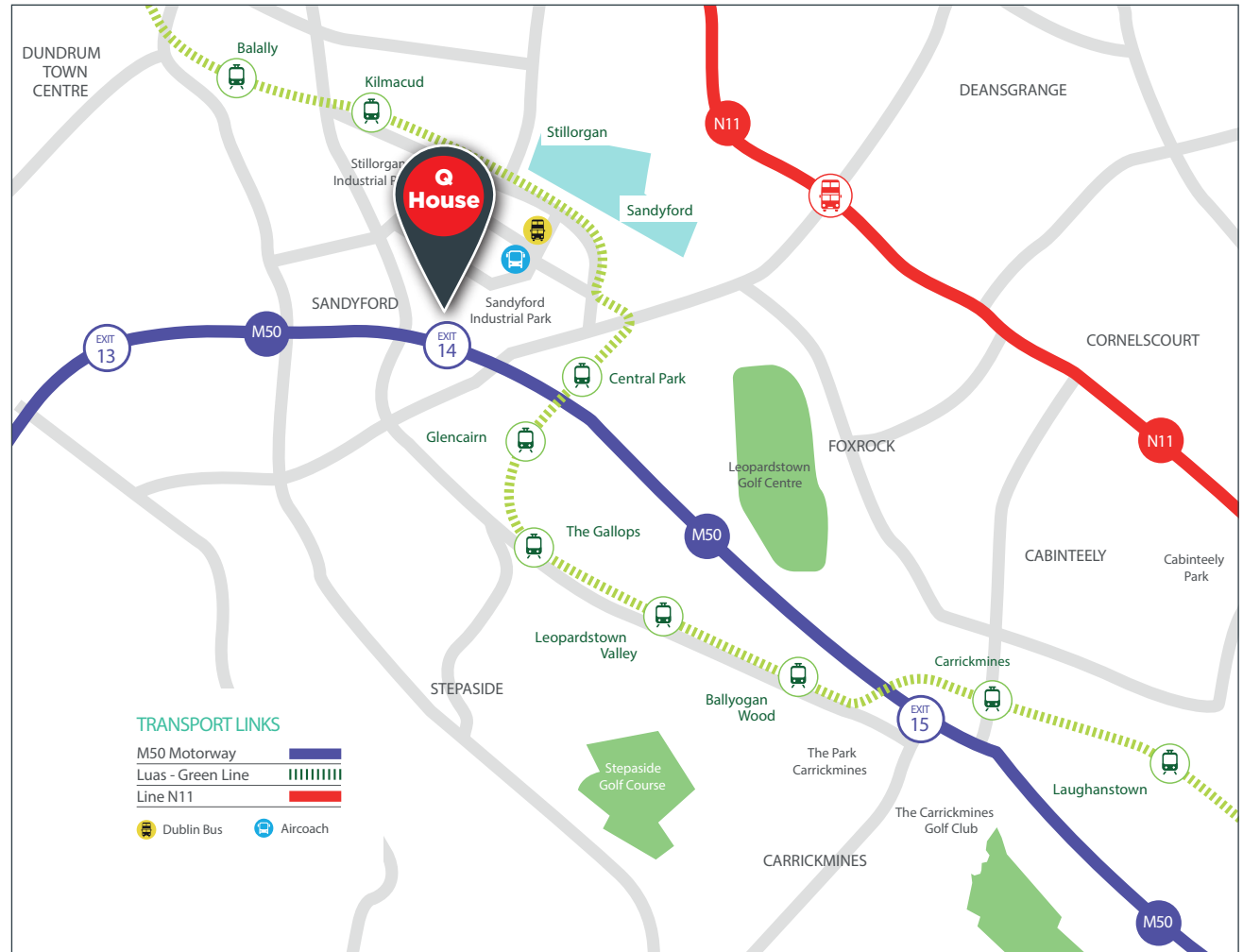
LOCATION

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
Woodfire & Green



CAFES

Baristas Café
Brambles Deli Café
Café Bliss
Café Togo
Insomnia
Starbucks



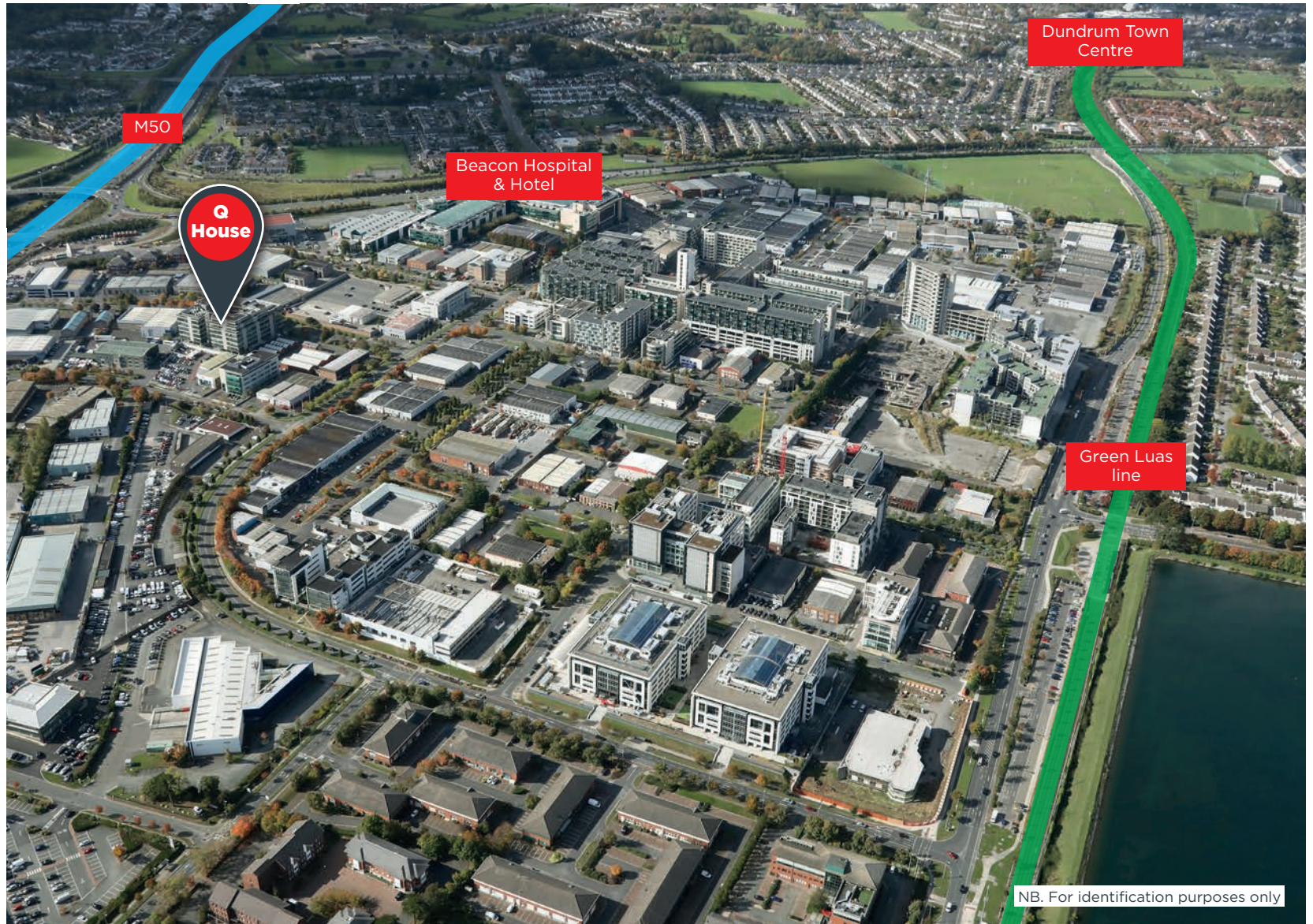
GYMS

Ben Dunne Gyms
F45
West Wood Club
Raw Gyms



CHILDCARE

Giraffe Childcare
Park Academy



DESCRIPTION

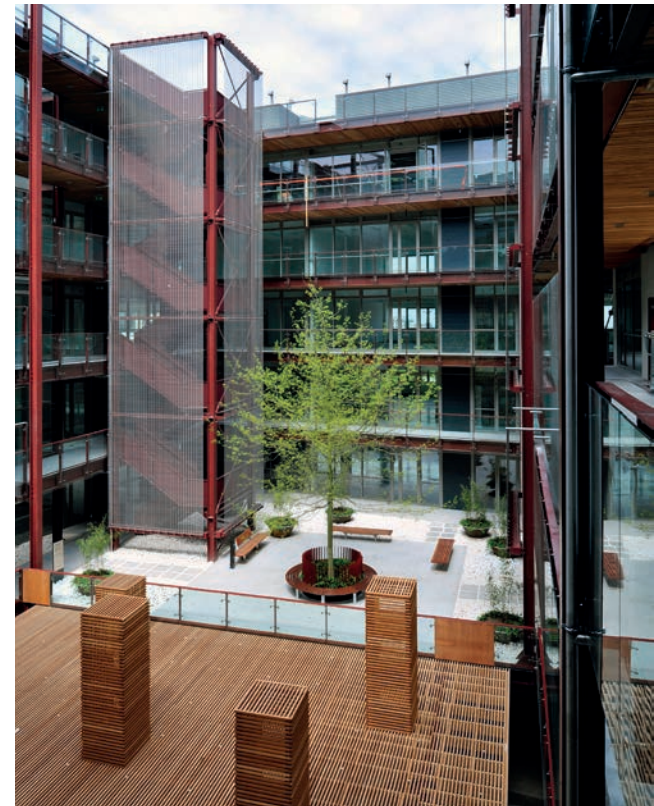
Designed by architects Duffy Mitchell O'Donoghue, Q House is a development of high-quality own door office units. The total development is

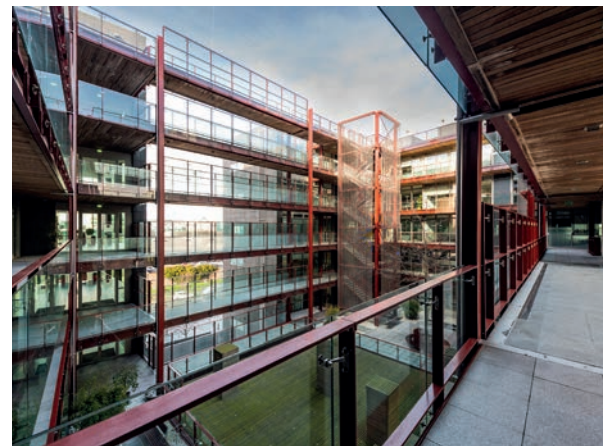
approximately 9,200 sq.m. (100,000 sq.ft.) and is contained in a six-storey building designed around a central landscaped courtyard. The building incorporates sharp architectural design and includes large elements of glass and natural stone which combine to create a striking modern building. The development also allows for a generous entrance, manned reception and large common lift lobbies on all floors.

Suite 304 is situated on the third floor and extends to approximately 97.17 sq.m. (1,046 sq.ft.) on a gross internal basis.

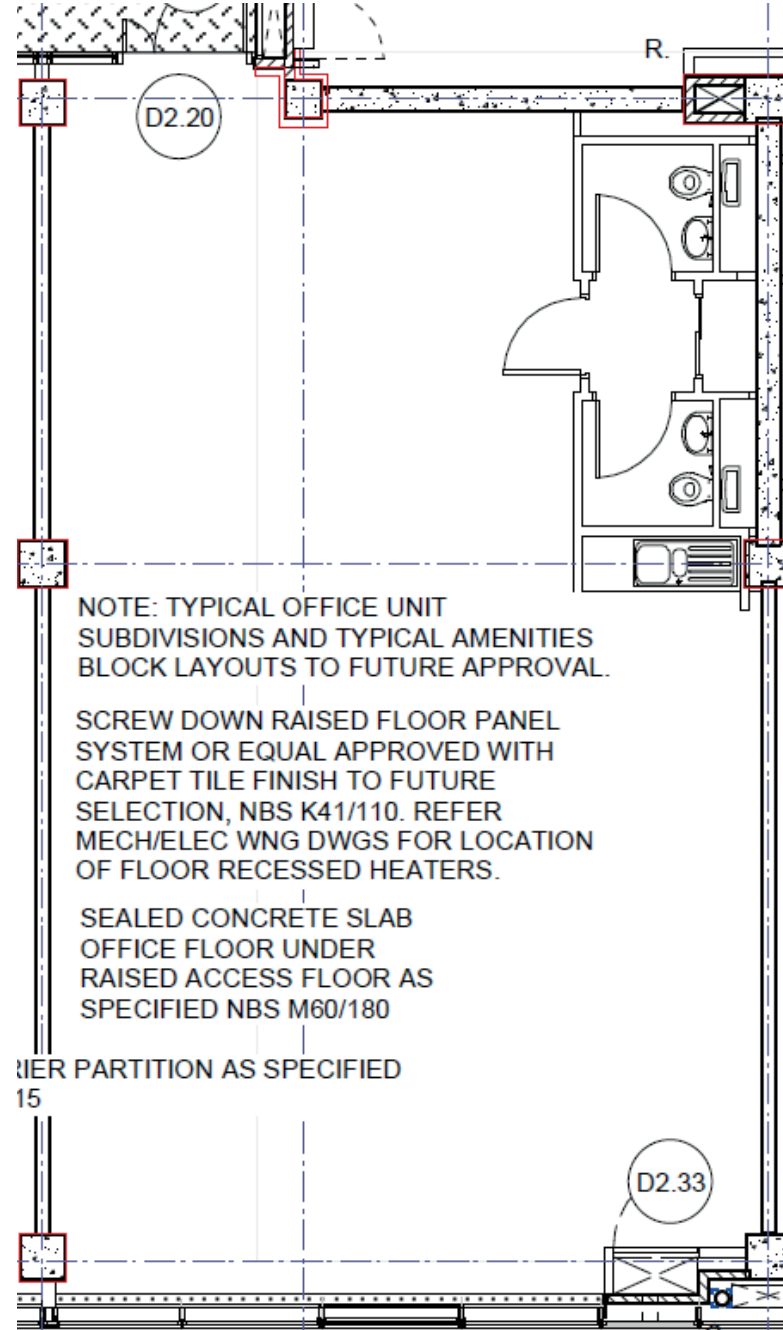
Specification includes:

- Raised access floors (wired for power and data)
- Suspended ceilings with recessed light fittings
- Air Conditioning
- Gas Fired Central Heating
- Reception
- Board room
- Kitchenette
- Comms room.





FLOOR PLAN



QUOTING RENT

€35,000 per annum.

LOCAL AUTHORITY RATES

Approx €4.49 per sq.ft.

SERVICE CHARGE (INCLUDING CAR PARK)

€4.00 per sq.ft.

LEASE TERMS

Flexible New Lease Terms Available.

BER



BER no.: 800021842

EPI: 302.92 kWh/m²/yr0.91

VIEWINGS

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

AGENT DETAILS

QRE Real Estate Advisors

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