



REAL ESTATE
ADVISERS

TO LET

**SUITE 107, Q HOUSE,
FURZE ROAD, SANDYFORD, DUBLIN 18**

PRIME SUBURBAN OFFICE



EXECUTIVE SUMMARY

Newly refurbished prime suburban office to let

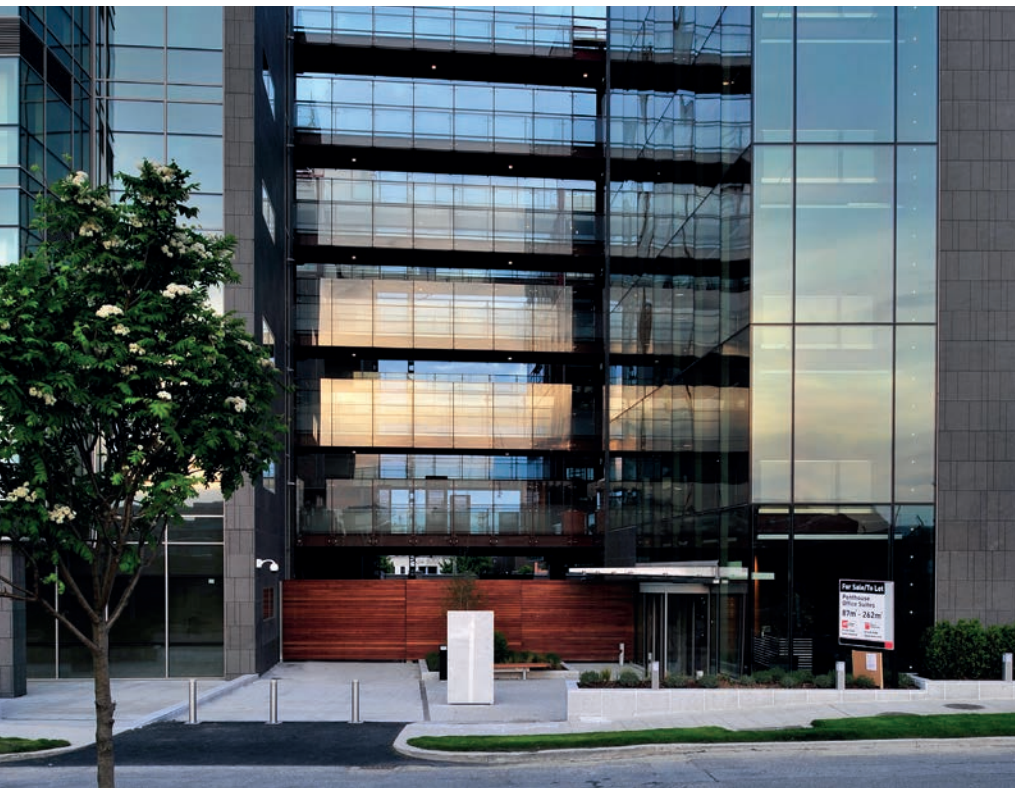
Situated in the centre of Sandyford Business District

Within close proximity to the Luas Green Line

First floor office suite extending to approximately 97.25 sq.m. (1,047 sq.ft.)

2 car parking spaces

Flexible new lease terms available



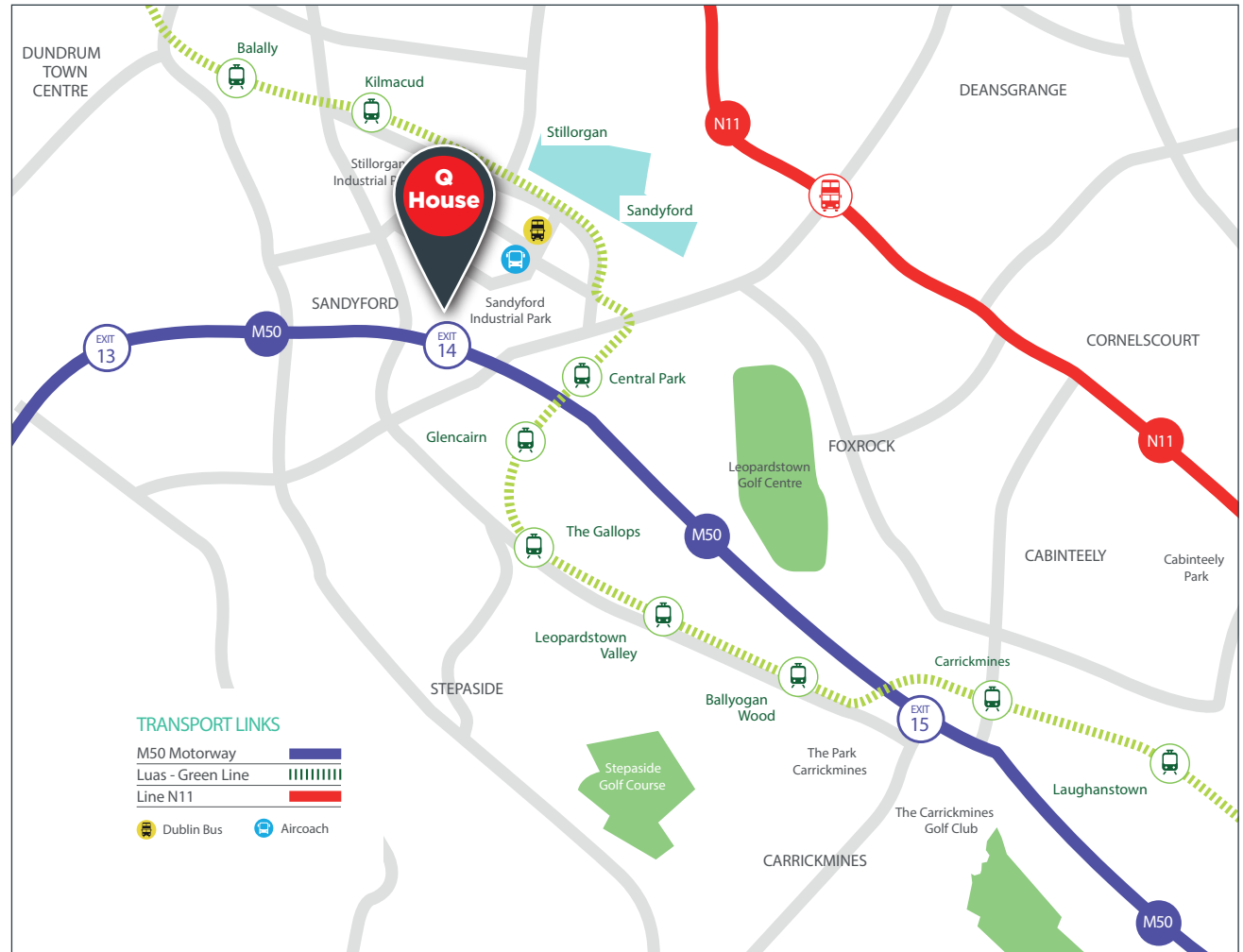
LOCATION

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



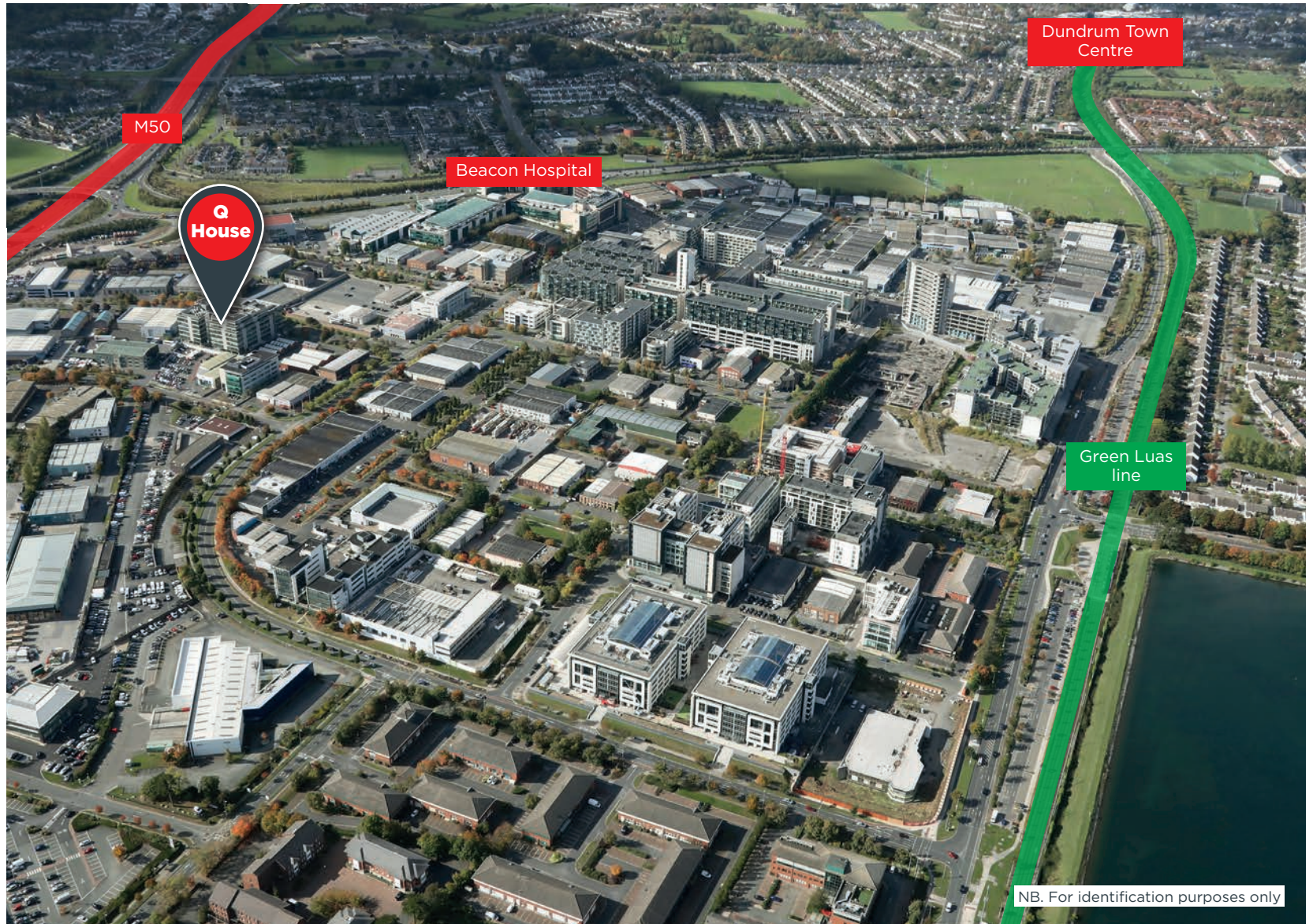
GYMS

F45
West Wood Club
Raw Gyms



CHILDCARE

Giraffe Childcare
Park Academy



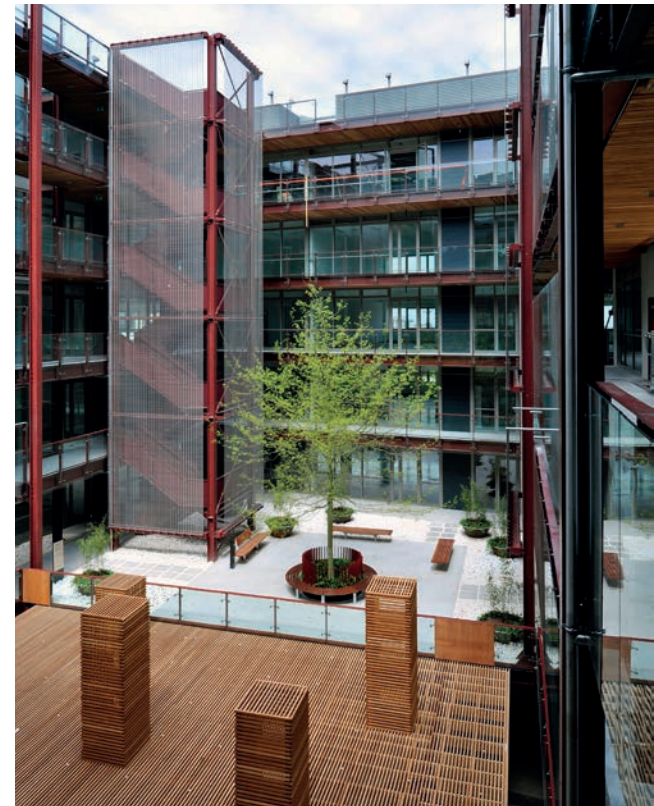
DESCRIPTION

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 107 has recently undergone a full refurbishment. The modern office suite is situated on the first floor and extends to approximately 97.25 sq.m. (1,047 sq.ft.) on a gross internal basis.

Specification includes:

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



QUOTING RENT

€35,000 per annum.

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/m²/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

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