



Suite 203/204, Q House

Sandyford Business Park, Sandyford, D18 DH30

**Modern Office Investment
let to a State Tenant**

**For Sale by Private Treaty
(Tenant not affected)**

- Modern own door office
- Situated in the centre of Sandyford Business District
- Office space of approx. 2,138 sq. ft. and 3 car parking spaces
- Strong State tenant covenant
- Current passing rent approx. €61,167 p.a.
- WAULT approx. 3.66 years

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Summary

Price	Offers in excess of €710,000 Exclusive
Service Charge	Approx. €5.96 per sq ft
BER Rating	C2

Description

Designed by architects Duffy Mitchell O'Donoghue and completed in 2008, Q House is a hugely successful, award-winning office development located in the heart of Sandyford. The development has already attracted a large number of national and international companies, all of whom are enjoying the benefits of locating in Sandyford's leading own-door office development.

Suite 203/204 is located on the second floor and comprises approx. 2,138 sq. ft. of office accommodation across two interconnected suites. The unit has been fitted out to a high standard by the tenant and benefits from panoramic views. There are three dedicated car parking spaces attached to the demise.

Location

Q House is located on Furze Road adjacent to Beacon Court and is in close proximity to the Beacon Hotel and Beacon South Quarter. This area is regarded as the leading suburban office location in Dublin, home to many leading national and international occupiers. Amenities in the immediate vicinity include an array of local eateries, cafés, gyms and childcare facilities. The area is also served by the Beacon South Quarter Shopping Centre.

Tenancy

The subject property is let in its entirety to Minister for Justice on a 20 year effective FRI Lease from March 2010 (March 2025 Break Option not exercised). The passing rent is €61,166.80 per annum plus VAT. Three car parking spaces are demised to the unit.

Title

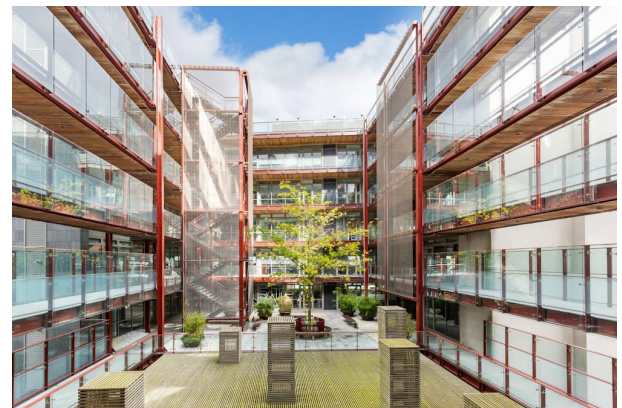
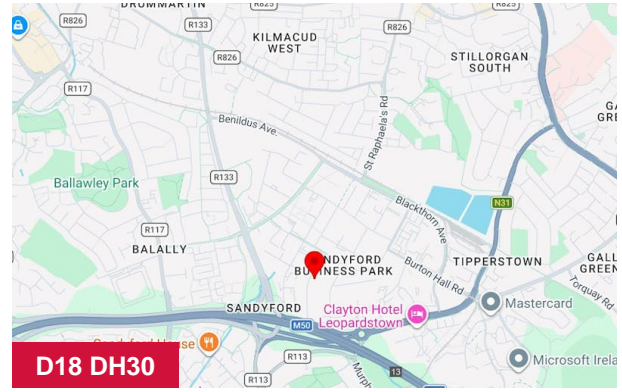
Title to the property is held by Long Leasehold.

Guide Price

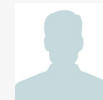
Guiding €710,000 exclusive.

Viewings

Viewing strictly by appointment through Knight Frank.

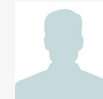


Viewing & Further Information



Ross Fogarty

ross.fogarty@ie.knightfrank.com



Cormac McElroy

cormac.mcelroy@ie.knightfrank.com