

# DUBLIN 18

509/510 Q House, 76 Furze Road, Sandyford, Dublin 18, D18 NN59



## FOR SALE

1,857 SQ FT  
(172.52 SQ M)

Office Investment

Tenant Not Affected

- Modern Office Investment
- c. 173 sq. m. / 1,857 sq. ft. + 2 Cars
- Passing Rent: €59,520 p.a.
- WAULT: c. 4 years 2 months
- Prime Suburban Office Investment

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[quinnagnew.ie](http://quinnagnew.ie)

# 509/510 Q HOUSE

76 Furze Road, Sandyford, Dublin 18, D18 NN59



### Summary

Available Size	1,857 sq ft / 172.52 sq m
Price	Price on application
Car Parking	2 Car Parking Spaces
BER	C3 (800748303)

### Description

High-Quality Own-Door Office Accommodation

Q House is a high quality development of own-door office units designed by leading architects Duffy Mitchell O'Donoghue.

The overall development extends to c. 9,200 sq. m. / 100,000 sq. ft. and is set within an impressive six-storey building arranged around a landscaped central courtyard.

The development benefits from:

- A generous and impressive entrance area
- Manned reception for security and convenience
- Large, modern lift lobbies on all floors

Unit 509/510 is situated on the 5th floor and extends to c. 173 sq. m. / 1,857 sq. ft. The accommodation comprises 2 interconnected own door units.

This suite benefits from panoramic views and combines modern functionality with a high-specification finish providing occupiers with quality workspace in a landmark building.

There are 2 dedicated basement car parking spaces demised to the unit.

### Specification

- Raised Access Floors
- Suspended Ceilings

### Accommodation

Accommodation comprises the following GIA areas:

Description	sq ft	sq m	Rent
Unit 509/510	1,857	172.52	€59,520 /annum

### Tenant

Adsum Medicolegal Limited t/a Medico Legal Chambers

Medico Legal Chambers was established in Dublin in 2000 to provide expert medical opinion in cases involving medical negligence and personal injury.

### Lease Terms

Lease: 10 Year Lease from 13th November 2019

Passing Rent: €59,520 per annum

WAULT: c. 4 years 2 months

### Location

Q House enjoys a prime position on Furze Road, immediately adjacent to Beacon Court and within walking distance of both the Beacon Hospital and Beacon South Quarter.

Sandyford is exceptionally well served by a wide range of retail, leisure and lifestyle amenities. Occupiers benefit from easy access to restaurants, cafés, gyms, and shopping within the Beacon South Quarter.

The Sandyford Business District is widely recognised as Dublin's premier suburban office location, home to many leading national and international occupiers.

Sandyford benefits from excellent connectivity including;

- Luas Green Line: Sandyford Luas stop is just a 5-minute walk, providing direct access to St. Stephen's Green and Dublin city centre.
- The M50 Junction 13 interchange lies immediately south, offering