



Suite 304 Q House

76 Furze Road, Sandyford, Dublin 18, D18 P023

Fully Fitted Office Suite

Turnkey Condition

1,046 sq ft

(97.18 sq m)

- High Quality Office Unit
- c. 97 sq. m. / 1,046 sq. ft.
- 2 Car Parking Spaces
- Excellent Transport Links

Suite 304 Q House, 76 Furze Road, Sandyford, Dublin 18, D18 P023

Summary

Available Size	1,046 sq ft
Rent	Rent on application
Rates Payable	€5,799 per annum
Service Charge	€5,745 per annum
Car Parking	2 Car Parking Spaces
BER Rating	C1 (800833014)

Description

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

No. 304 Q House is a modern, fully fitted office suite extending to c. 97 sq. m. / 1,046 sq. ft.

The suite comprises open-plan and cellular offices, a boardroom, a kitchen and W.C.s.

The development benefits from:

- Manned Reception for Security and Convenience
- Generous and Impressive Entrance Area
- Large, Modern Lift Lobbies on All Floors

It optimises panoramic views with modern functionality and a high-specification finish, providing occupiers with a quality workspace in a landmark building.

Suite 304 has the benefit of 2 secure car parking spaces and bike parking with end-of-trip facilities, including showers.

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m	Availability
Suite 304	1,046	97.18	Available

Location

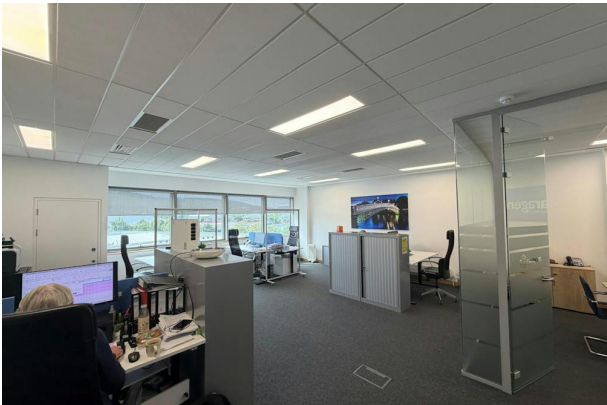
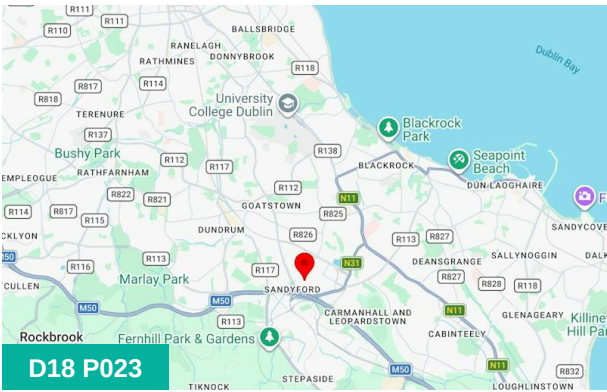
Q House enjoys a prime position on Furze Road, adjacent to Beacon Court and within walking distance of both the Beacon Hospital and Beacon South Quarter.

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

Sandyford offers a wide range of retail, leisure and lifestyle amenities, including restaurants, cafés, gyms and shopping within Beacon South Quarter.

Sandyford benefits from excellent connectivity, including:

- Luas Green Line: Sandyford stop is a 5-minute walk, with direct access to St. Stephen's Green and Dublin City Centre.
- M50 (Junction 13): Located immediately south, providing easy access to Dublin Airport and major routes.
- Aircoach: Direct shuttle service to Dublin Airport.



Viewing & Further Information



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