



Suite 206 Q House

76 Furze Road, Sandyford, Dublin 18, D18 T6T1

Modern Office Suite

Vacant Possession

2,701 sq ft
(250.93 sq m)

- High Quality Office Unit
- Turnkey Condition
- c. 251 sq. m. / 2,701 sq. ft.
- 6 Car Parking Spaces
- Excellent Transport Links

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Summary

Available Size	2,701 sq ft
Price	Price on application
Rates Payable	€14,385 per annum
Service Charge	€15,560 per annum
Car Parking	6 Car Parking Spaces
BER Rating	A (800748311)

Description

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

Suite 206 Q House is a modern, fully fitted office suite extending to c. 251 sq. m. / 2,701 sq. ft.

The development benefits from:

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

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

Suite 206 has the benefit of 6 secure car parking spaces.

The office is being sold with full vacant possession and is available immediately.

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m
Suite 206	2,701	250.93

Location

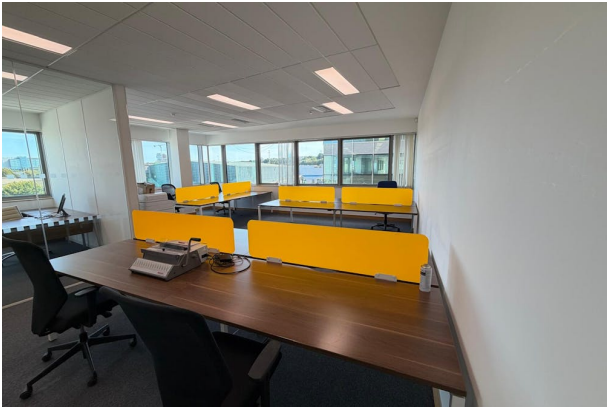
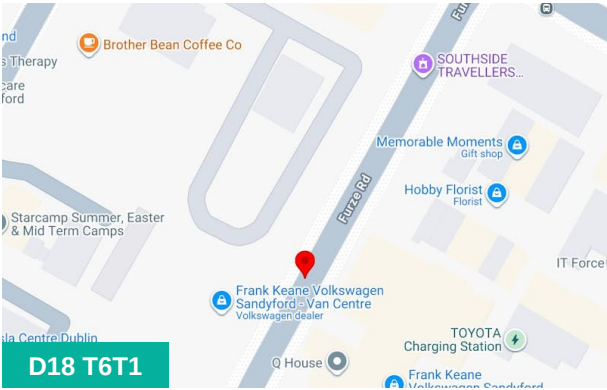
Q House enjoys a prime position on Furze Road, immediately adjacent to Beacon Court and within walking distance of both the Beacon Hospital and Beacon South Quarter.

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



Manus Agnew
087-254 6391
magnew@quinnagnew.ie



Andrew Houton
087-425 9969
ahouton@quinnagnew.ie