



Unit 205, Q House

Sandyford Business Park, Sandyford, Dublin 18, D18 F820

2,206 sq ft
(204.94 sq m)

- Suitable for Variety of Uses
- Full Grade A Specification
- Open Plan Accommodation
- Kitchenette
- On-Site Shower Facilities
- 4 Car Parking Spaces

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Summary

Available Size	2,206 sq ft
Rent	€34.50 per sq ft
Rateable Value	€5 Approx.
Service Charge	€4.44 per sq ft Approx.
Car Parking	€1,750 per space / annum
BER Rating	C1

Description

Unit 205 is located on the 2nd floor and offers a fitted office space that includes a kitchenette and private toilet facilities. There are also shower facilities for the common use of occupiers in Q House. There is a secure car and bike parking at ground and basement level.

The office suite would be suitable for a variety of uses such as medical/consultation and others (subject to planning).

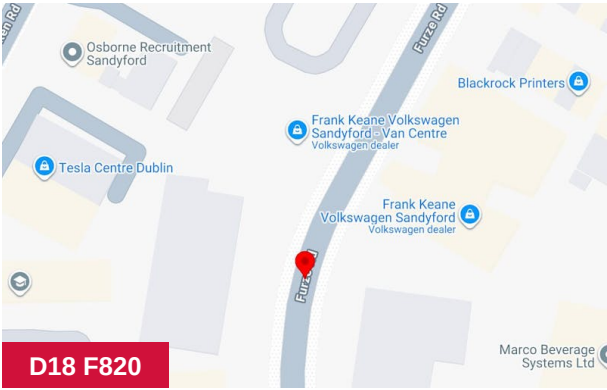
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 205	2,206	204.94	Available
Total	2,206	204.94	

Location

Q House is located on Furze Road adjacent to Beacon Court and in close proximity to the Beacon Hotel and Beacon South Quarter. This area is regarded as the leading suburban office location in Dublin. Q-House is easily accessible by public transport links. The Green Line Luas can be accessed on Blackthorn Avenue and Dublin Bus is found on Blackthorn Road. The M50 and N11 is also in close proximity to Q House, providing highly efficient vehicular access. 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.



Viewing & Further Information



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