Suite 404 Q House

76 Furze Road, Sandyford, Dublin 18, D18 A588

QUINN AGNEW



FOR SALE

1,044 SQ FT
(96.99 SQ M)

PRICE ON APPLICATION

Office Investment

Tenant Not Affected

- Prime Suburban Office Investment
- c. 97 sq. m. / 1,044 sq. ft.
- Passing Rent €36,600 p.a.
- WAULT c. 3 Years
- 2 Car Parking Spaces

01 662 3113 | PSRA 003454
www.quinnagnew.ie

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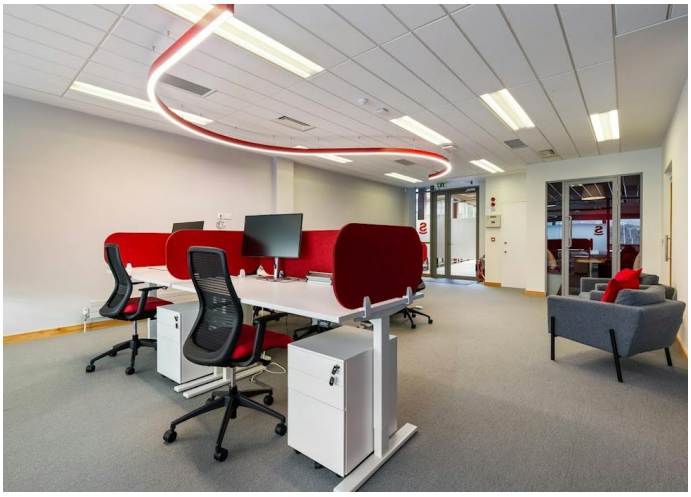



Summary

Available Size	1,044 sq ft / 96.99 sq m
Price	Price on application
Rates Payable	€6,206 per annum
Service Charge	€5,729 per annum (Paid by Tenant)
BER	C3 (800850113)

Description

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

No. 404 Q House is situated on the 4th floor and extends to c. 97 sq. m. / 1,044 sq. ft.

The suite comprises open-plan and cellular offices, a boardroom, a kitchenette 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.

There are 2 dedicated basement car parking spaces attached to the demise.

Tenant

Circal Limited

Circal is a renewable energy development company specialising in solar power and energy storage projects across Ireland and the United States.

The company partners with landowners to identify and develop suitable sites, progressing projects through planning to a ready-to-build stage.

Lease

Lease: 5 Year Lease from December 2024
Passing Rent: €36,600 p.a.

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.

Viewings

Viewings by Appointment Only - Please Contact Quinn Agnew



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