

DUBLIN 18

507/508 Q House, 76 Furze Road, Sandyford, Dublin 18, D18 NN59



FOR SALE

2,777 SQ FT
(257.99 SQ M)

Office Investment

Tenant Not Affected

- Modern Office Investment
- Strong Tenant Covenant
- Passing Rent: €90,922 p.a.
- c. 258 sq. m. / 2,777 sq. ft. + 5 Cars
- Prime Suburban Office Investment

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quinnagnew.ie



Summary

Available Size	2,777 sq ft / 257.99 sq m
Service Charge	€14,584 per annum (Paid by Tenant)
Car Parking	5 Car Parking Spaces
BER	C2 (800748311)

Description

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 507/508 is situated on the 5th floor and extends to c. 258 sq. m. / 2,777 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 5 dedicated car parking spaces attached to the demise.

Tenant

GC Factoring Ireland Limited t/a Grenke Ireland

Part of the Grenke Group, backed by Grenke AG, a financial services provider established in Baden-Baden, Germany in 1978.

Established in Ireland in 2002, the company now delivers Grenke's

Lease Terms

Lease: 10 Year Lease from 1st October 2025

Passing Rent: €90,922 per annum

Break Option: End of Year 5

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.
- Bus Services: Multiple Dublin Bus routes connect the area across the city and suburbs.
- Aircoach: Direct shuttle service to Dublin Airport.

Accommodation

Accommodation comprises the following GIA areas:

Description	sq ft	sq m	Rent
Unit 507/508	2,777	257.99	€90,922 /annum

Specification