DUBLIN 18

Suite 206 Q House, 76 Furze Road, Sandyford, Dublin 18, D18 T6T1



FOR SALE

2,701 SQ FT
(250.93 SQ M)

Office Investment

Tenant Not Affected

- A Rated Office Suite
- c. 251 sq. m. / 2,701 sq. ft. + 6 Cars
- Passing Rent: €90,000 per annum
- Strong Tenant Covenant
- Prime Suburban Office Investment

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quinnagnew.ie

SUITE 206 Q HOUSE

76 Furze Road, Sandyford, Dublin 18, D18 T6T1





Summary

Available Size	2,701 sq ft / 250.93 sq m
Rates Payable	€14,385 per annum (Tenant Cost)
Service Charge	€15,560 per annum (Tenant Cost)
BER	A (800748311)

Description

A Rated, Own-Door Office Investment

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 206 is situated on the 2nd floor and extends to c. 251 sq. m. / 2,701 sq. ft. together with the benefit of 6 car parking spaces.

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

Tenant

National Dairy Council

The National Dairy Council (NDC) is a not-for-profit representative body that works to promote and protect Ireland's internationally renowned dairy reputation for excellent products, produced increasingly sustainably.

Lease Terms

Lease: 10 Year Lease from 9th November 2026
Passing Rent: €90,000 per annum
Lease Expiry: c. 10 Years
Break Option: c. 5 Years - 1 Month Penalty if Exercised

Accommodation

The accommodation comprises the following GIA areas:

Description	sq ft	sq m	Rent
Suite 206	2,701	250.93	€90,000 /annum

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 to the City & Suburbs.
• Aircoach: Direct shuttle service to Dublin Airport.

Viewings

Viewing by Appointment Only – Please contact Quinn Agnew



Eoin Doyle

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