



Suite 310, Q House

Sandyford Business Park, Sandyford, Dublin 18, D18 HV56

Own Door Office Investment

For Sale by Private Treaty (Tenant not Affected)

- Modern Own Door Office
- Situated in the centre of Sandyford Business District
- Office space of approx. 1,040 sq. ft. and 2 car parking spaces
- WAULT to break 2.28 years / WAULT to expiry 7.28 years
- Strong tenant covenant
- Current passing rent of €30,040 p.a.

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Summary

Service Charge	Approx. €5.96 per sq ft
BER Rating	B

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Description

Designed by architects Duffy Mitchell O'Donoghue and completed in 2008, Q House is a hugely successful, award-winning office development located in the heart of Sandyford. The development has already attracted a large number of national and international companies, all of whom are enjoying the benefits of locating in Sandyford's leading own-door office development.

Suite 310 is located on the third floor and comprises approx. 1,040 sq. ft. of office accommodation. There are two dedicated parking spaces attached to the demise.

Location

Q House is located on Furze Road adjacent to Beacon Court and is in close proximity to the Beacon Hotel and Beacon South Quarter. This area is regarded as the leading suburban office location in Dublin, home to many leading national and international occupiers. 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.

Tenancy

The suite is let in its entirety to Grenke Finance PLC on a 10 year effective FRI Lease from November 2023. The passing rent is €30,040 per annum plus VAT. Two car parking spaces are demised to the unit.

Title

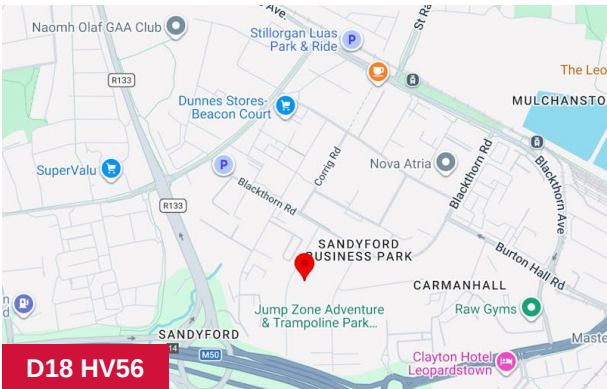
Title to the property is held by Long Leasehold.

Guide Price

Guiding €340,000 exclusive.

Viewings

Viewing strictly by appointment through Knight Frank.



Viewing & Further Information



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