



REAL ESTATE
ADVISERS

SUITE 101, Q HOUSE, SANDYFORD, DUBLIN 18

Office Investment For Sale by Private Treaty

Tenants not affected



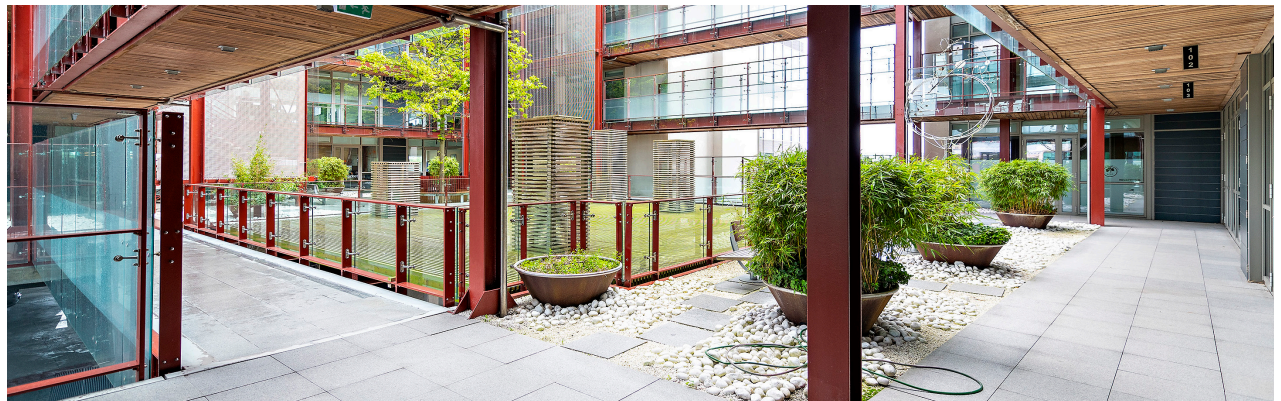
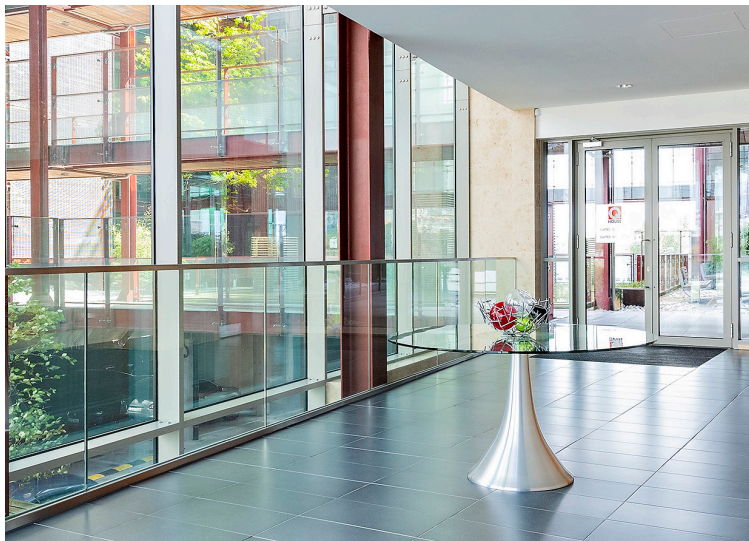
Executive Summary

- Suburban office investment
- Located in the centre of Sandyford Business District
- First floor suite extending to approximately 158 sq.m (1,701sq. ft)
- Together with 2 x car parking spaces
- Let to Aspire Technology on a 5 year lease from June 2016
- Current Rent of €47,400 per annum
- Guide Price €625,000
- Net initial yield 7%
- Tenants not affected

Location

Q House is located on Furze Road adjacent to Beacon Court and in close proximity to the Beacon Hotel and a short walk to the Beacon South Quarter. The property benefits from excellent transport links, with the Luas Green line within a five-minute walk, whilst Sandyford Business Park is served by multiple Dublin Bus routes. Sandyford has direct access to junction 13 of the M50 and The N11 is located a 5 minutes' drive from Q House and is the main artery to the City Centre.

Amenities in the immediate vicinity include Dunnes Stores at the Beacon South Quarter Shopping Centre, Insomnia, Munchies, Starbucks, Londis and The Beacon Hotel.



Description

Designed by architects Duffy Mitchell O'Donoghue, the building is a development of high quality own door office units. The total development is approximately 9,200 sq. m (100,000 sq. ft) and is contained in a six storey building designed around a central landscaped courtyard. The building incorporates sharp architectural design and includes large elements of glass and natural stone which combine to create a striking modern building. The development also allows for a generous entrance, manned reception and large common lift lobbies on all floors.

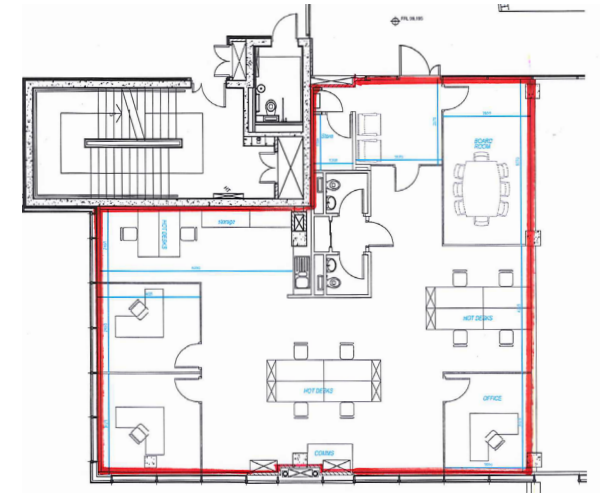
The subject suite is situated on the first floor and extends to approximately 158 sq.m (1,701sq. ft) on a gross internal basis. The unit is an 'L' shaped corner suite with views over Furze Road. Two basement level car parking spaces are demised to the unit.

Specification

- Raised access floors (wired for power and data)
- Suspended ceilings with recessed light fittings
- Air Conditioning
- Gas Fired Central Heating
- Reception
- 3 x glazed cellular offices
- Board room
- WC (Male & Female)
- Kitchenette
- Comms room
- Alarm
- CCTV

Tenancy

The property is subject to a 5-year effective FRI lease in favour of Aspire Technology from 15.06.2016 at a rent of €47,400 per annum. Under this lease the tenant is demised two car parking spaces. The lease provides for a break option in year 3, which the tenant did not exercise. Aspire Technology have an established presence within the development and occupy three additional units including suites 106, 111 and 112.



N.B. For identification purposes only. Not to scale.

Guide Price

€625,000

VAT

Please refer to agent.

Title

Long Leasehold

BER



BER Number: 800021834

Energy Performance Indicator: 360.36 Wh/m²/yr0.97

Viewings

Strictly by appointment with the sole selling agents QRE.

Solicitor

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