



Suite 306/307, Q House

Sandyford Business Park, Sandyford, Dublin 18, D18 CP83

Combined Own Door Office Investment

For Sale by Private Treaty (Tenant not affected)

- Modern Own Door Office Investment
- Situated in the Centre of Sandyford Business District
- Office Space of 3,812 sq. ft. & 7 Car Parking Spaces
- Current passing rent of €109,612 p.a.
- WAULT to break 2.28 years / WAULT to expiry 7.28 years
- Strong tenant covenant

Summary

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

Investment Summary

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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 306/307 is located on the third floor and comprises approx. 3,812 sq. ft. of office accommodation across two interconnected suites. There are seven car 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 year 10 year effective FRI Lease from November 2023. The current passing rent is €109,612 per annum plus VAT. Seven car parking spaces are demised to the unit.

Title

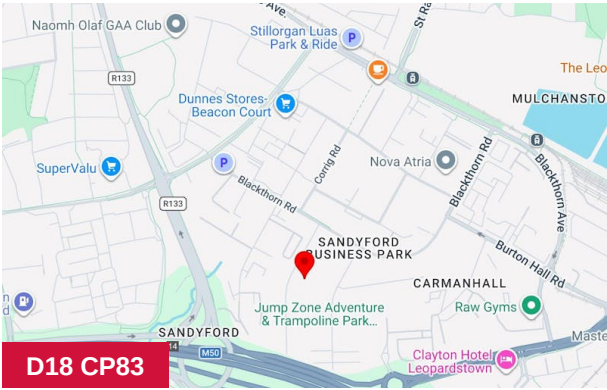
Title to the property is held by Long Leasehold.

Guide Price

Guiding €1,200,000 exclusive.

Viewings

Viewing strictly by appointment through Knight Frank.



Viewing & Further Information



Cormac McElroy
+353 86 834 1670
cormac.mcelroy@ie.knightfrank.com



Ross Fogarty
+353 86 883 3877
ross.fogarty@ie.knightfrank.com