

# MEDICAL SUITE 402, Q HOUSE

**76 FURZE ROAD,  
SANDYFORD BUSINESS PARK,  
DUBLIN 18**

*INVESTMENT FOR SALE by PRIVATE TREATY*  
(Tenants not Affected)





INVESTMENT SUMMARY

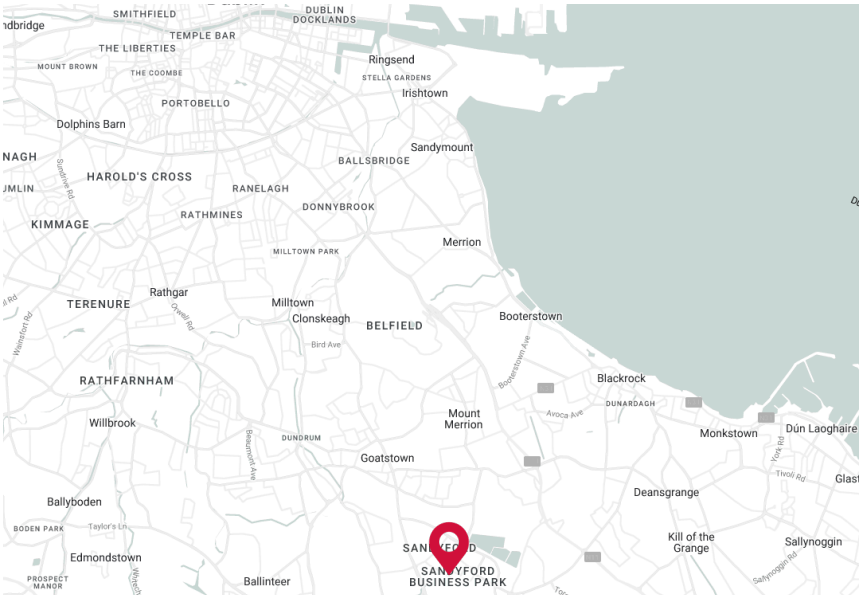
- Grade A self-contained Medical Suite
- Extends to approx. 1,071 sq. ft
- Fully let producing rental income of €35,130 p.a.
- Includes 2 secure designated car spaces
- Occupied by Dublin Specialist Dentistry
- Tenants not Affected

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. 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.

TRANSPORT

Q-House is easily accessible by public transport links. The Green Luas Line can be accessed on Blackthorn Avenue and Dublin Bus is found on Blackthorn Road. The M50 and N11 are also in close proximity to Q House, providing highly efficient vehicular access.



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 402 is located on the 4th floor and comprises a reception area, waiting area, two surgical rooms and one x-ray room incorporating a kitchenette and private toilet facilities. There are 2 secure designated car parking spaces and bike parking at ground

and basement levels. There are also shower facilities for the common use of occupiers in Q-House. The development also allows for a generous entrance, manned reception and large common lift lobbies on all floors.

SPECIFICATION

- Suspended ceilings
- Category II lighting
- Air Conditioning
- Kitchenette facility / tea station
- Private toilet facilities
- Perimeter wall sockets

TENANCY DETAILS

The unit is let Dublin Specialist Dentistry who specialises in

restorative dentistry. The property is held on an 'effective' full repairing and insuring basis through the administration of a service charge.

Passing rent is €35,130 p.a with a lease term of 15 years beginning 27th July 2016.

SCHEDULE OF ACCOMMODATION

The subject suite extends to approx. 99.49 sq.m. / 1,071 Sq. ft.

*Note: Areas stated are estimated only and interested parties are fully satisfy themselves as to their accuracy.*







## CONTACT

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## DETAILS

### Viewings

Viewing strictly by appointment through Knight Frank.

### Title

Long Leasehold

BER

**BER C1**

### Solicitor Details

Stephen Ahern

Ahern Rudden Quigley Solicitors

5 Clare Street, Dublin 2, D02 YW54

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**Price on Application**



20-21 Pembroke Street Upper  
Dublin 2

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**KnightFrank.ie**

PSRA Registration Number: 001266

Subject to Contract/ Contract Denied/  
Without Prejudice

## CONDITIONS TO BE NOTED

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