

TO LET OFFICES 403 Q HOUSE, SANDYFORD, DUBLIN 18.

BER B3

Note these particulars are given for guidance only and do not form part of any contract and are issued on the understanding that all negotiations are conducted through this firm. Whilst every care has been taken in their preparation, intention purchasers/lessees should satisfy themselves by inspection or otherwise as to their accuracy. All prices are quoted exclusive of V.A.T. (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any V.A.T. arising on the transaction.

PSRA No. 002048

LOCATION

403 Q House is located on Furze Road Sandyford close to all the amenities offered by the Sandyford area. Transportation includes the LUAS and easy access to the national motorway network. In addition the area houses the Beacon South quarter with Dunnes Stores, Ben Dunne gym and a host of other retail outlets. The Q House development incorporates an Insomnia coffee shop.

DESCRIPTION

Q House comprises a six storey, 9,200 sq. m. office building developed around a central courtyard and featuring individual office units of various sizes. 403 is fully fitted to provide an one plan area and individual office together with a tea station and toilet facilities. The unit is fully fitted, with raised access floors, plastered and painted walls, double glazed windows, and suspended ceilings with recessed lighting. There is gas fired heating with air conditioning.

ACCOMMODATION

Net internal

Total – 100 sq.m. (1,076 sq. ft.)

There is car parking for two cars.

TERMS

The accommodation is available on a short or long term lease at an initial rent of €17,500 p.a. The tenant will be responsible for outgoing including rates, service charges and insurances.

VIEWING STRICTLY BY APPOINTMENT