

1-4

Sussex Street,
Dún Laoghaire, Co. Dublin

FOR SALE BY PRIVATE TREATY



**CUSHMAN &
WAKEFIELD**

BER C1 D2

1-4



Property Highlights

- ▶ Located in the heart of Dún Laoghaire village off George's Street Lower
- ▶ Rare opportunity to acquire part of, or entire collection of office buildings in a prime south suburban location
- ▶ No. 1 Sussex Street (lot 1)- Two storey office let to a private Accountancy and Business Advisors practice producing an income of €18,000 per annum
- ▶ 2-4 Sussex Street (lot 2)- Modern two storey office building extensively remodelled and extended in 2004 and is being sold with the benefit of vacant possession
- ▶ The buildings are being offered for sale in individual lots or in its entirety i.e. Lot 3
- ▶ BER C1-D2

Location

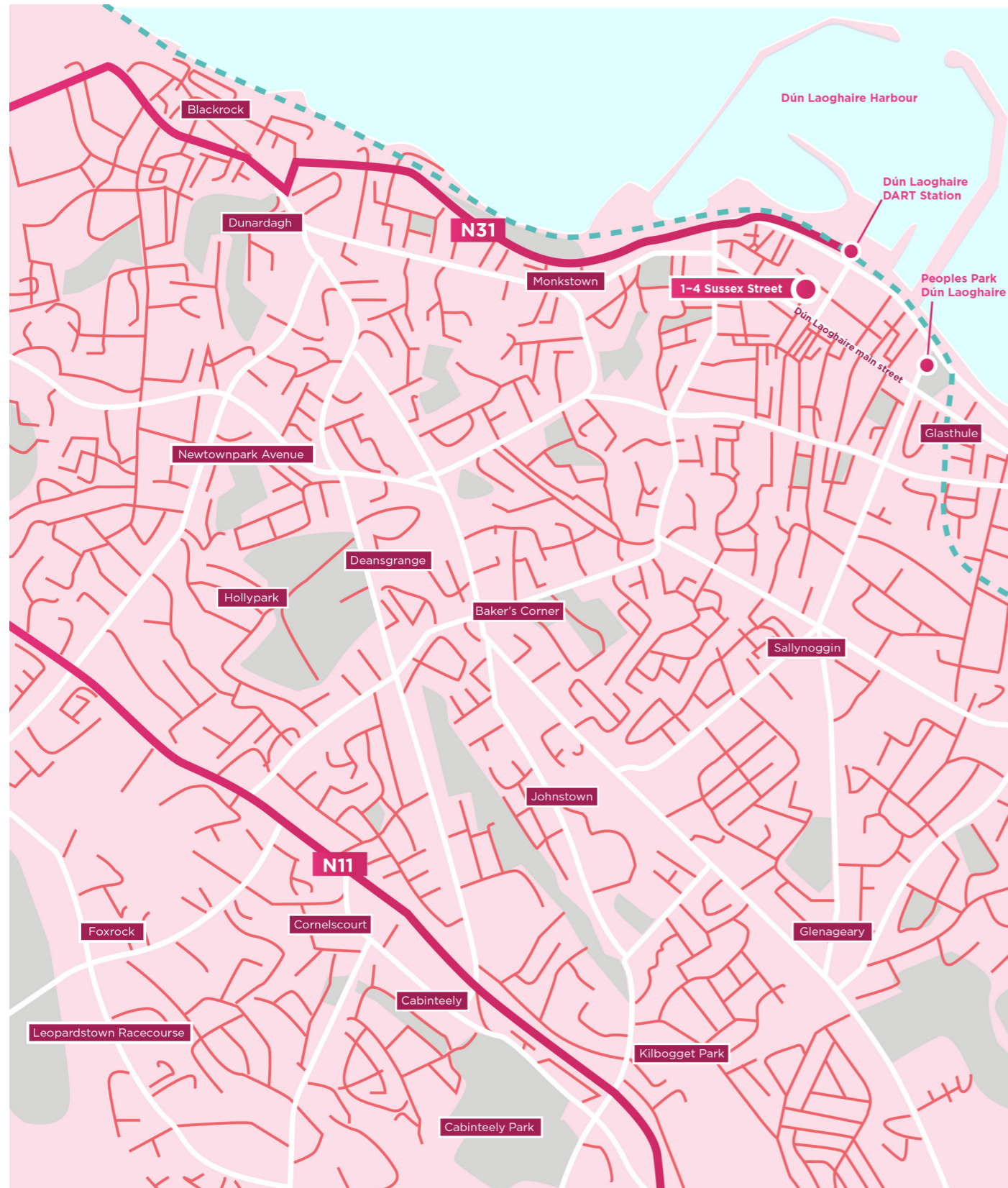
No. 1 – 4 Sussex Street is located in Dún Laoghaire just off the Marine road (south) and George's Street Lower (north). Dún Laoghaire is an established suburban office location just 12 km south of Dublin city centre. The immediate area comprises a mix of commercial and residential developments. Office occupiers in the area include Bord Iascaigh Mhara, EVO Payments International, HSOC Accounting, Aecom, Zutec, Pure Storage and Viavi to name a few.

This spectacular coastal setting is a highly accessible location with access to excellent road networks, the DART and numerous bus routes. The property is approximately 2-minute walk from Dún Laoghaire DART station which provides high frequency train services to Dublin city centre. Dún Laoghaire village itself provides a host of tenant amenities and facilities including two shopping centres, vibrant Main Street with a variety of cafes, restaurants and bars as well as well as leisure facilities.



Transport Links

The area is exceptionally well served by public transport with excellent bus and rail services. The area is serviced by the DART with a stop in Dún Laoghaire approx. 400 metres to the north, Dublin Bus routes comprise of 46A, 7, 7A, 7D to name but a few. The N11 provides ease of access to Dublin city centre and direct access on to the M50 motorway. Dún Laoghaire DART, Dublin Bus, Air Coach and Taxi Ranks are all within a 4 min walk.



Property Description

1-4 Sussex Street comprises two adjoining two storey detached office buildings extending to approx. 6,932 sq ft (644 sq m) (GIA) or 5,029 sq ft (467 sq m) (NIA).

Lot
01

1 SUSSEX STREET

No. 1 Sussex Street is an own door two storey self-contained second-generation office building extending to approx. 1,442 sq ft (134 sq m) (GIA). The specification includes solid floors, gas fired central heating, WC facilities and shower facility on the 1st floor. The property is currently fitted to provide a combination of open plan and private office accommodation.

The entire is let to Mr Peter Garvey and Colin Wilson an Accountancy and Business Advisory practice on a 4-year 9-month lease from 01/07/2018 at €18,000 p.a. A Deed of Renunciation was signed as part of the lease agreement.

Lot
02

2 - 4 SUSSEX STREET

No. 2 - 4 Sussex Street is a third-generation office building with own door access extending to approx. 4,454 sq ft (414 sq m) (GIA) with 2 car parking spaces. The property was extensively remodelled and extended in 2004.

Internally the main office accommodation provides a modern fit-out through out and has been laid out to provide a mix of open plan and cellularised offices. The first floor also benefits from a large board room/training room and a number of cellular offices. Toilets are provided for on each floor with shower facilities at first floor level. An internal courtyard allows natural light to the ground floor with an external courtyard above. The specification includes raised access floors (in part), plastered ceiling with spot lighting, gas fired central heating, control access, CCTV cameras and one lift.

No 2 Sussex Street is a ground floor unit extending to approx. 1,036 sq ft (GIA) with own door access and is fitted out to a shell and core standard.

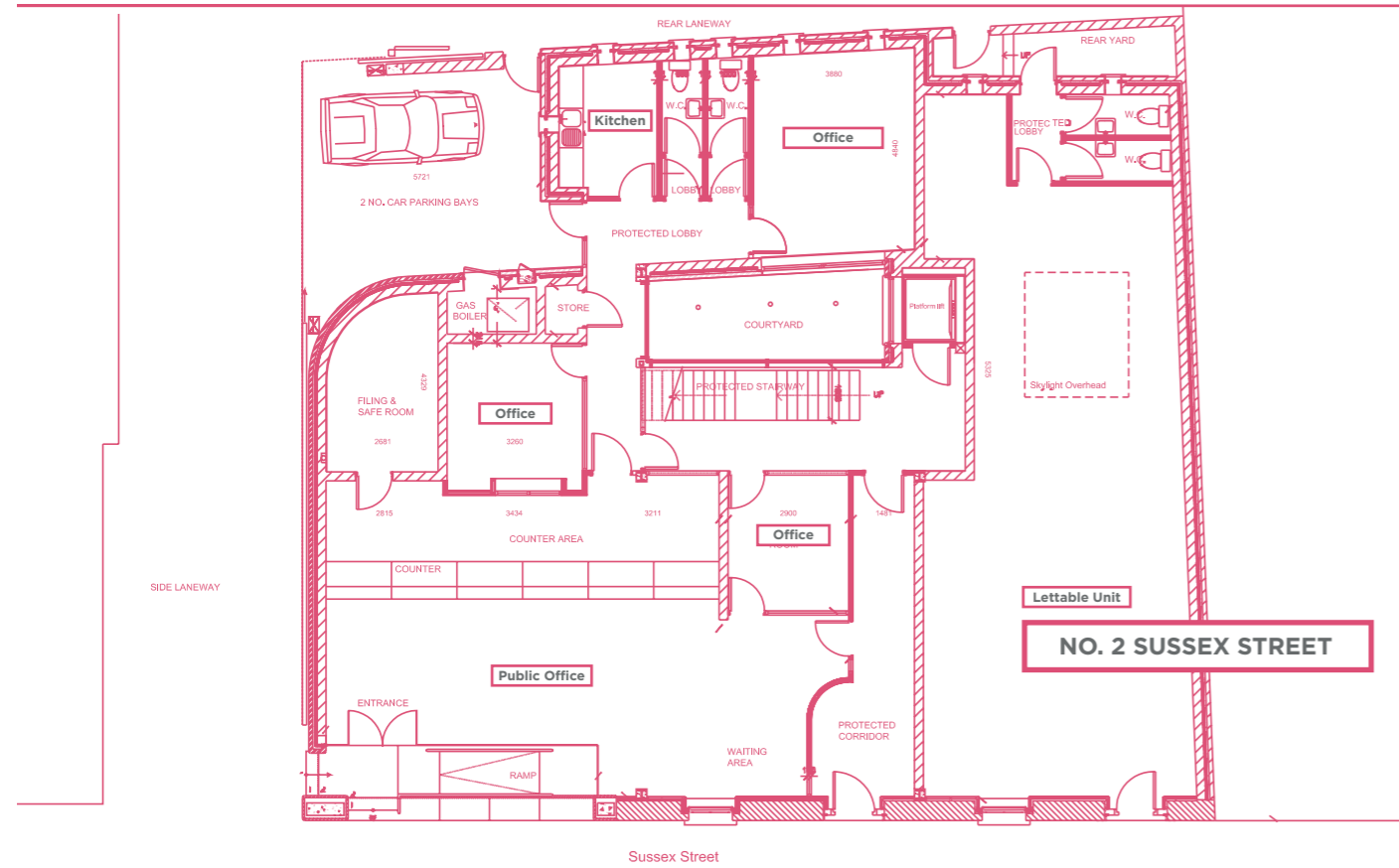
Lot
03

1 - 4 SUSSEX STREET

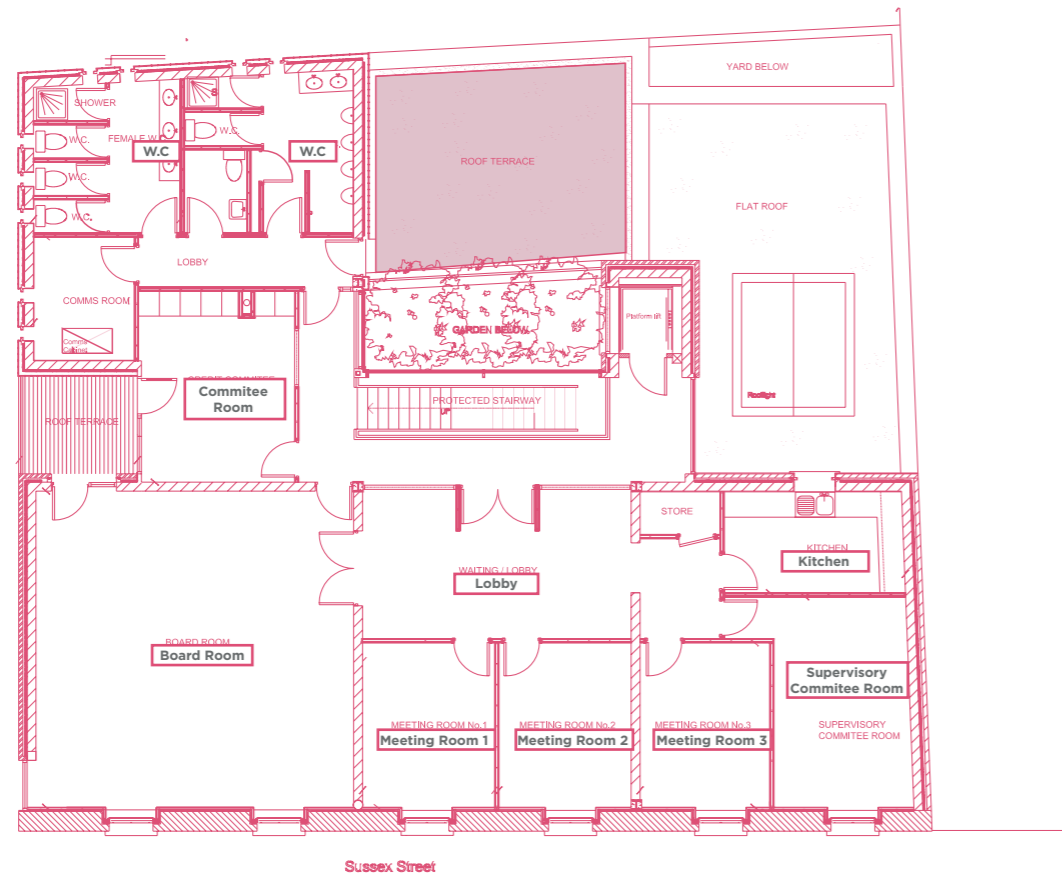
Lot 3 comprises the entire property. Lot one and Lot two combined.

Floor Plans 2 - 4 Sussex Street

Ground Floor



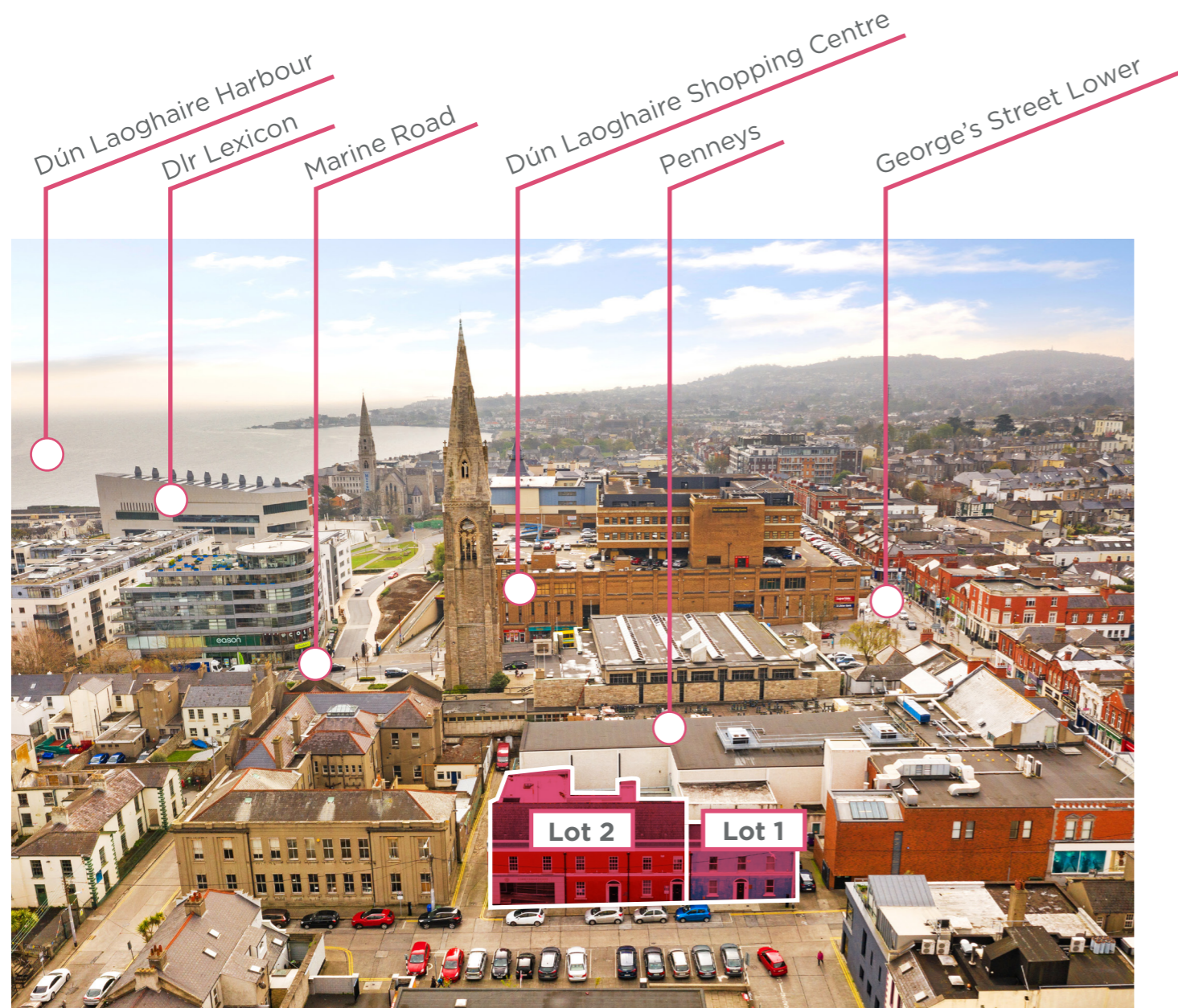
First Floor



Not to scale for identification purposes only



1 - 4 Sussex Street



Schedule of Accommodation

Lot 1: 1 Sussex Street	Sq ft (NIA)	Sq ft (GIA)
Ground Floor	573	777
First Floor	573	665
Total No. 1 Sussex Street	1,146	1,442

Lot 2: 2 - 4 Sussex Street	Sq ft (NIA)	Sq ft (GIA)
No. 2 - Ground Floor (Own door Access)	944	1,036
No. 3 - 4 - Ground Floor	1,402	1,906
No. 2 - 4 - First Floor	1,537	2,548
Total No. 2 - 4 Sussex Street	3,883	5,490

We recommend that all interested parties measure and satisfy themselves in relation to all building measurements.

Title: Freehold title

VAT: Further information available upon request

Guide Price: Lot 1: 1 Sussex Street - €450,000 reflecting a NIY of 3.69% after standard purchaser costs

Lot 2: 2-4 Sussex Street - €1,700,000

Lot 3: Lot 1 and Lot 2 combined - €2,150,000

BER Details: No.1 Sussex Street - BER D2
 No.2-4 Sussex Street - BER C1
 BER No's. Available On Request

Viewing: Strictly by prior arrangement with the sole selling agent.

Vendors Solicitor: Maurice O'Callaghan
 O'Callaghan Legal
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