



A detached four storey office building extending to approximately 1,622 sq. m (17,465 sq. ft)

Property Highlights

- Excellent office investment opportunity situated off the old Naas Road, Bluebell, Dublin 12
- A detached four storey office building of approx. 1,622 sq. m (17,465 sq. ft)
- The M50 Motorway / N7 Interchange is approximately 3.4 km away from the property
- 4 minute walk from LUAS Red Line (Kylemore Luas Stop) and a 20 minute drive from Dublin Airport
- Current income of €106,000 per annum.

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PSRA No.: 002222



Location

The subject property is located just off the Naas Road close to its junction with the Kylemore Road. The property is accessed directly off the old Naas Road. The subject property is situated to the front of the estate and benefits from strong road frontage onto the Old Naas Road. The estate is situated approximately 8km west of Dublin City Centre.

Junction 9 (M50/N7) is approx. 3.4 km away, thus providing ease of access to all main arterial routes in and out of Dublin. Dublin Airport and Dublin Port Tunnel are approximately 19.5 km and 21 km respectively. Dublin City Centre located 8 km east of the property.

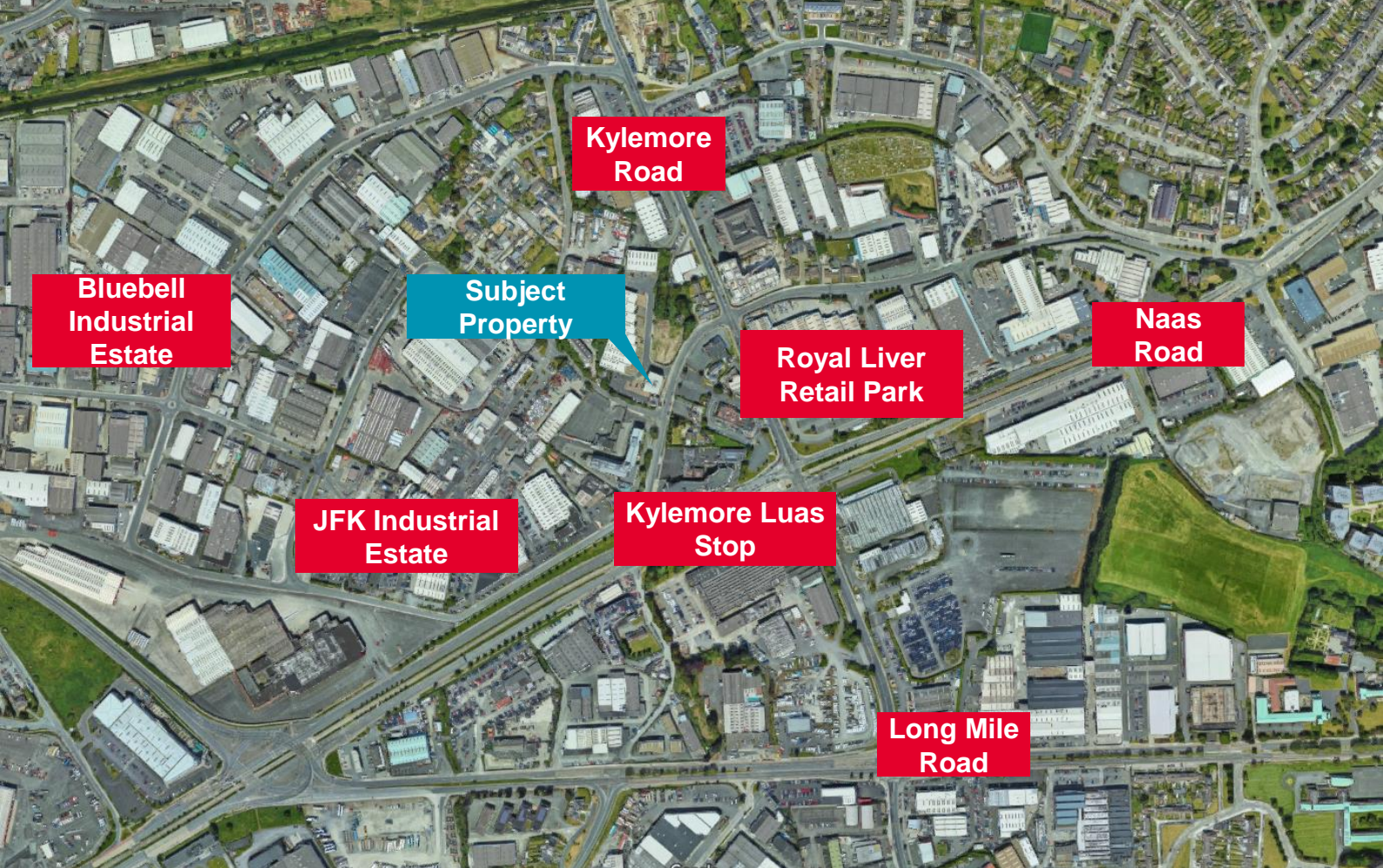
Immediate occupiers in the area include FBD Insurance, Frank Keane Motors, Mitsubishi Motors & VHI Homecare.

Description

- The subject property comprises of a four-storey office building extending to approx. 17,465 sq ft.
- 37 surface car parking spaces are provided to the front and side of the building.
- The main entrance leads into a small lobby area that provides access to a single passenger lift and main stairwell to all floors.
- Each floor is laid out to provide a combination of open plan and cellular office / meeting rooms which have been retrofitted to the tenant's own standards.

- All floors benefit from access via the central core area. The floor to ceiling height is approx. 2.8m.
- Office specification includes suspended ceilings, raised access flooring (a mix of carpeted and laminated flooring), recessed CAT 2 lighting, cassette air conditioning system, intercom systems, 1 8 x passenger lift and aluminum double glazed windows throughout.





Accommodation Schedule

Accommodation	Sq. m	Sq. ft
Ground Floor	414.75	4,464.33
First Floor	402.60	4,333.54
Second Floor	402.60	4,333.54
Third Floor	402.60	4,333.54
Total Area	1,622	17,465



Tenancy

- The Ground and First Floor are let to Damovo Ireland Limited until 30 December 2022 with a current rent of €94,000 per annum.
- Part Second Floor is let to Agri Awareness Trust on a 4 year 9 month lease from 1 April 2017 and a current rent of €12,000 per annum.
- The remainder of the building is owner occupied.
- There are sub-tenancies in place. We understand that some tenants' have signed Deed of Renunciation's.





Tenure

Held under a Long Leasehold title.

Commercial Rates

The ratable valuation for the property is €114,500. The Dublin City Council rates multiplier for 2021 is 0.268. Commercial rates are €30,686 per annum.

Service Charge & Insurance

- There is no service charge for the building.
- 2021 Insurance is €7,150 per annum.

Zoning

- Under the Dublin City Council Development Plan 2016 – 2022, the property is zoned Z6 which is for the creation and protection of enterprise and facilitate opportunities for employment creation.

Services

We have assumed that all services, including electrical, water and drainage are available to the property.

BER

BER Rating:- C3
BER Number:- 800154270
Energy Performance Indicator:- 424.26 kWh/m²/yr

Asking Price

Quoting price of €3,000,000 per annum (exclusive of purchaser costs).

Viewings

View by appointment with sole agent Cushman and Wakefield.

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

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