

AURORA BUILDING

BALLYCOOLIN BUSINESS PARK
DUBLIN 15 | D15 PD87



STANDALONE HQ OFFICE BUILDING

FOR SALE BY PRIVATE TREATY





EXECUTIVE SUMMARY



Situated in the well established Business Campus



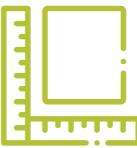
Fully Refurbished HQ Office Opportunity with full vacant possession



Strategically situated approximately 2 km from the M50 with ease of access to Dublin Airport and the Irish motorway network



Consists of two interconnecting office buildings extending to approx. 11,286.8 sq m (GIA) (121,490 sq ft)



Site Approx. 2.67 hectares (6.59 acres)



Fully fitted plug and play office



Zoned HT - High Technology Alternative use potential



311 surface car parking spaces surrounding the property



Held by way of four 999-year ground leases from January 1997 subject to a nominal ground rent



LOCATION

Ballycoolin Business Park, is strategically situated approximately 2 km north of the M50 and 10.5 km north west of Dublin city centre. The park forms part of a commercial hub which includes Blanchardstown Industrial Park, Rosemount Business Park and Blanchardstown Corporate Park.

The property is situated in a prominent position at the entrance of Ballycoolin Business Park, immediately north of Ballycoolin Road roundabout and approximately 2 km north east of the Navan Road/N3 junction.

The Ballycoolin area is home to a number of high-profile occupiers including Amazon, PayPal, Keppel, Luzern Technology Solutions, Coca Cola, IBM, DPD, K2 Data centre, Veritas and Guidewire to name but a few.

For illustrative purposes only.

AURORA BUILDING



TRANSPORT

The location benefits from good private and public transport links with ease of access to the Airport, M50, M1, M3 and Dublin Port Tunnel. Ballycoolin Business Park is directly serviced by the Nos. 38, 38a and 40d Dublin bus routes, providing regular services to Dublin City Centre and surrounding suburbs. Clonsilla Railway Station is located 5.4 km south west of Ballycoolin Business Park and is situated on the Dublin to Sligo line with regular services to Connolly Station in Dublin City Centre.

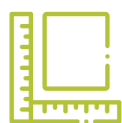
- Dublin Bus
- Train Line
- Luas Green Line
- Luas Red Line
- Airport



Dublin Bus
Routes servicing Ballycoolin Business Park
38, 38B, 40D, 220, 236 and 236-9

DESCRIPTION

The opportunity comprises two interconnecting office buildings referred to as block A and B. Combined, the properties extend to approx. 11,286.8 sq m (GIA) (121,490 sq ft) and sits on a site of approximately 2.67 ha (6.59 acres) with surface level car parking for approximately 311 cars and secure bike storage. Each block benefits from dedicated access and egress points.



11,286.8 SQ M (GIA)

Block A and B combined



311

cars spaces and secure bike storage (approximately)

Block	Sq M (GIA)	Sq Ft (GIA)
Block A Total	2,143.40	23,071
Block B Total	9,143.40	98,419
Total Block A & B	11,286.80	121,490

Please note the following areas were measured and certified by Hollis. A copy of the full report, is assignable to the purchaser.













BLOCK A



Block A comprises a two-storey purpose-built office building extending to approx. 2,143.4 sq m (GIA) (23,071 sq ft). Originally constructed in 2000, the property was fully refurbished in 2013 and is laid out primarily to provide open plan office accommodation together with cellular offices throughout. There is a reception area at ground level while each floor has dedicated WC's and a kitchenette. The building connects with Block B at its western corner.

SPECIFICATION INCLUDES

-  1 x passenger lift
-  Suspended ceilings with recessed lighting
-  Carpet covered solid floors
-  Electric central heating
-  Perimeter trunking
-  Dedicated reception
-  Boardroom and meeting rooms
-  Fully fitted in a plug and play fit out
-  Fully fitted canteen
-  WC & Shower facilities

SCHEDULE OF ACCOMMODATION

Floor	Sq M (GIA)	Sq Ft (GIA)
Ground	1,082.90	11,656
First	1,060.50	11,415
Block A Total	2,143.40	23,071

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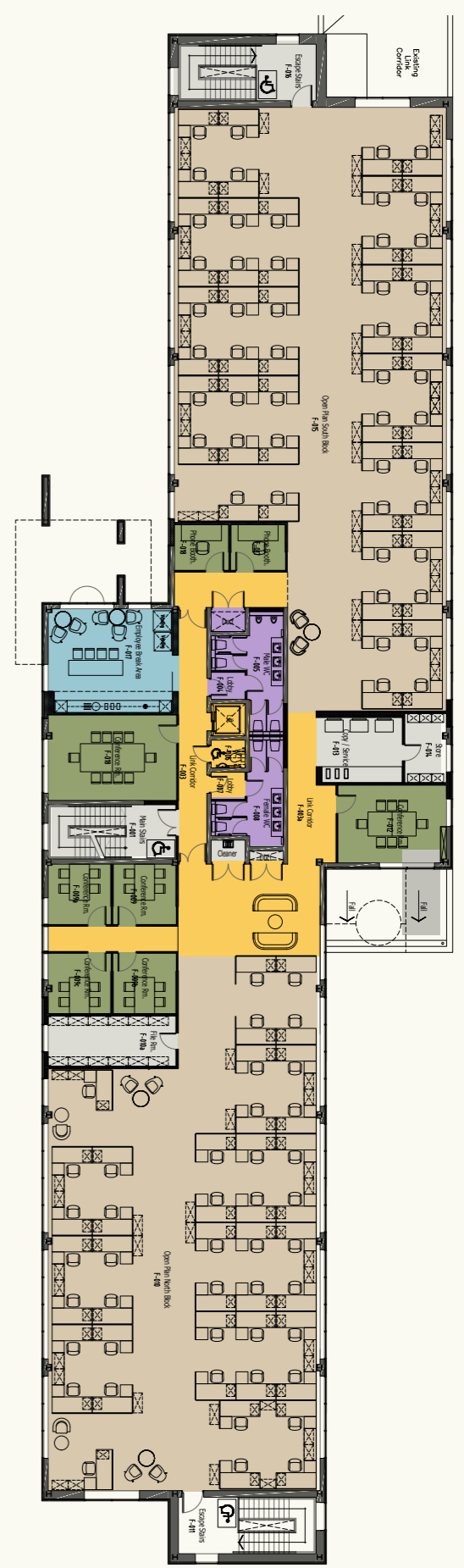
PLAN KEY

- Open Plan Office
- Circulation
- Meeting Rooms
- Canteen
- Facilities And Support Areas
- Service Space
- IT Rooms
- Toilet Cores

BLOCK A | GROUND FLOOR



BLOCK A | FIRST FLOOR



For identification purposes only

BLOCK A














BLOCK B



Fully refurbished in 2015, Block B extends to approximately 9,143.4 sq m (GIA) (98,419 sq ft) and is laid out to provide a large reception area, open plan offices, multiple breakout areas, WC's and a canteen. Internally the building provides ground floor open plan office space with cellular offices along the perimeter. A steel framed mezzanine at upper floor level provides further open plan office accommodation and breakout areas with access via two lifts and a number of steel framed staircases.

SPECIFICATION INCLUDES









-  2 x passenger lifts
-  Acoustic metal deck ceilings and a mix of recessed strip/hanging bulb lighting
-  Carpet covered floors
-  Mix of air conditioning and air handling units
-  Gas fired central heating
-  The property is of steel portal frame construction with a metal clad face and double-glazed aluminium windows all under a metal deck roof
-  Open plan and cellular office space
-  Fully fitted in a plug and play fit out
-  Townhall
-  Fully fitted canteen
-  WC & Shower facilities

SCHEDULE OF ACCOMMODATION

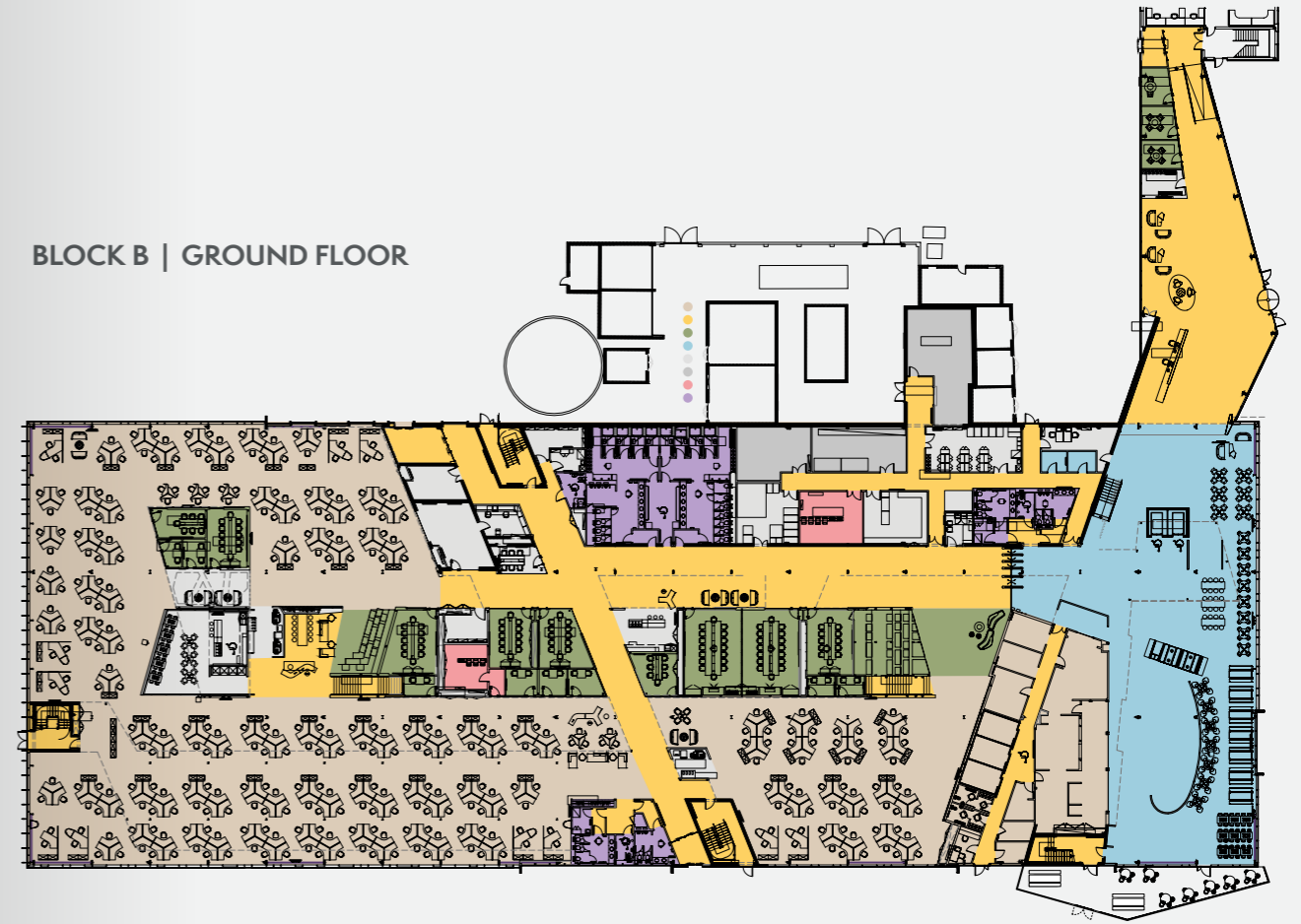
Floor	Sq M (GIA)	Sq Ft (GIA)
Ground	6,367.80	68,542
Mezzanine	2,775.60	29,876
Block B Total	9,143.40	98,419

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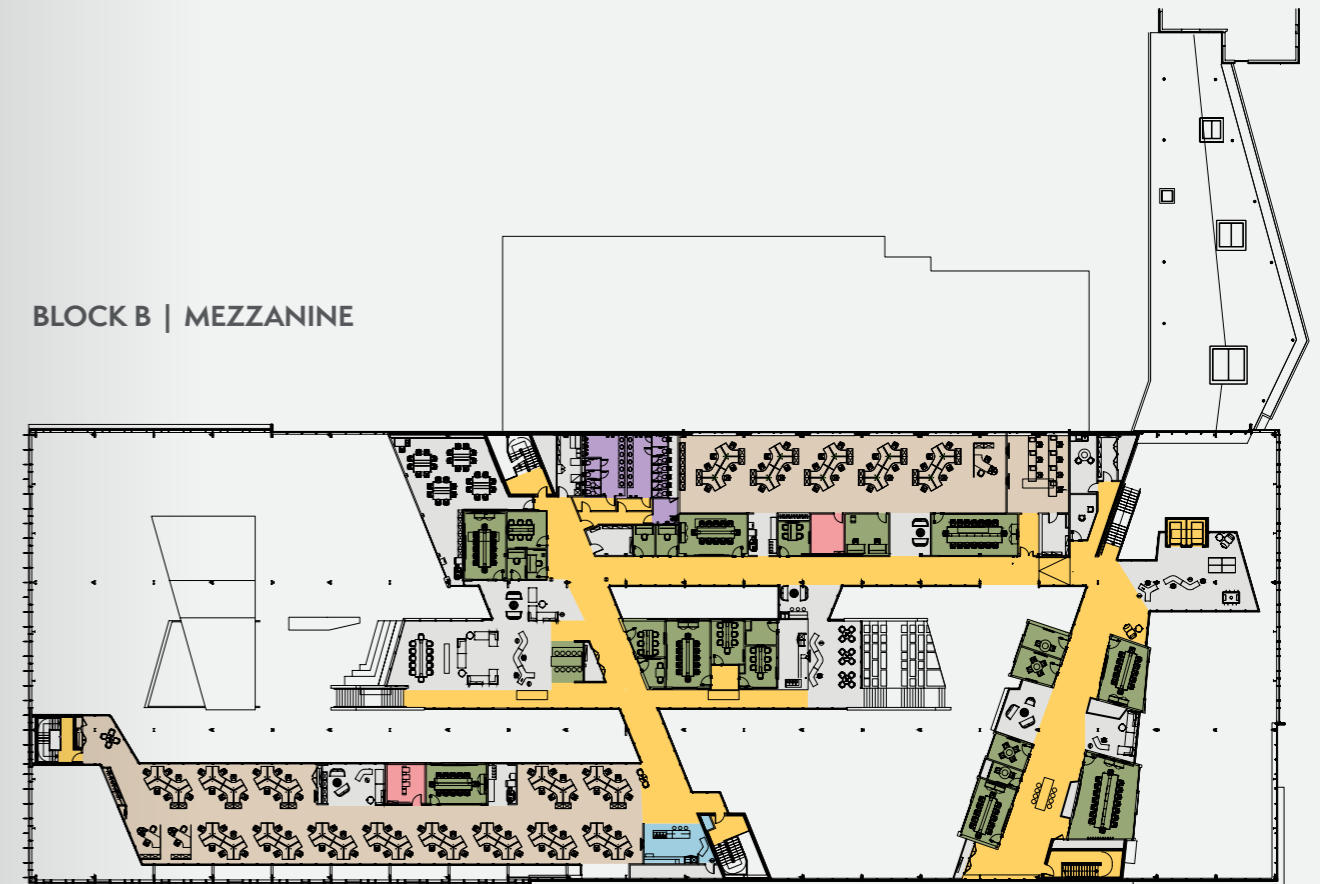
PLAN KEY

-  Open Plan Office
-  Circulation
-  Meeting Rooms
-  Canteen
-  Facilities And Support Areas
-  Service Space
-  IT Rooms
-  Toilet Cores

BLOCK B | GROUND FLOOR

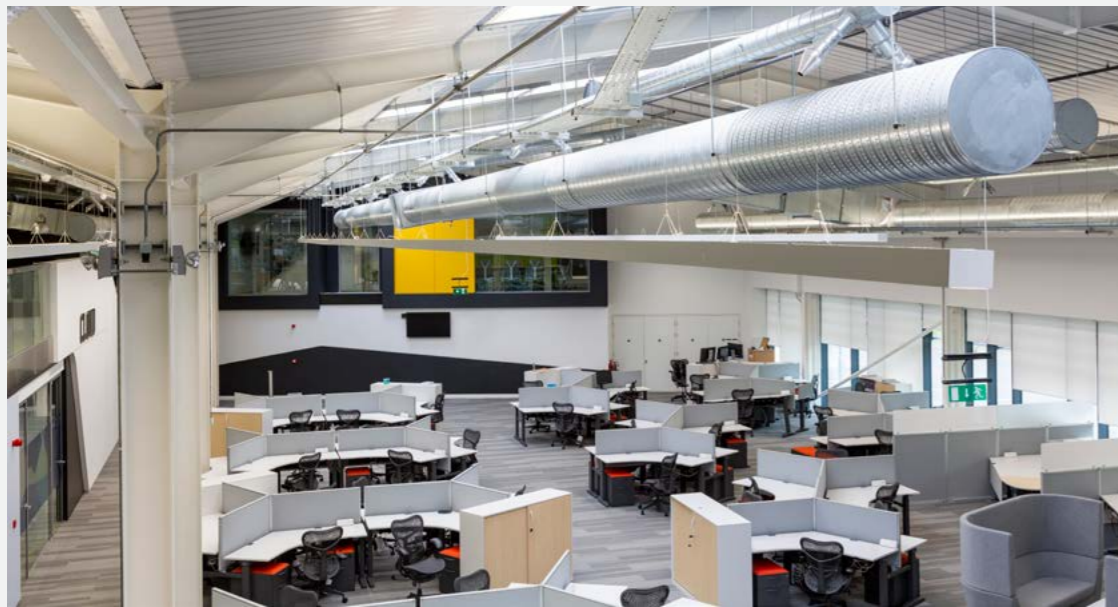


BLOCK B | MEZZANINE



For identification purposes only

BLOCK B



TENURE

The Aurora Building is held under four separate 999 year leases from the IDA and is subject to a nominal ground rent. Title to the leases is registered in the Property Registration Authority under folio numbers DN83637L, DN138179L, DN138170L and DN138182L.

Uses within the subject business park are restricted by the long leasehold restrictive user covenant. Uses are restricted to manufacturing and internationally traded services, with internationally traded services having a wide definition including software development, data processing, laboratories, R&D, financial services and logistics management. While the park would historically have been predominantly utilised for

manufacturing it has evolved over time to provide headquarter offices, call centres and data centres. Numerous buildings within the park including the subject buildings have been upgraded from manufacturing use to provide modern office accommodation and data centres



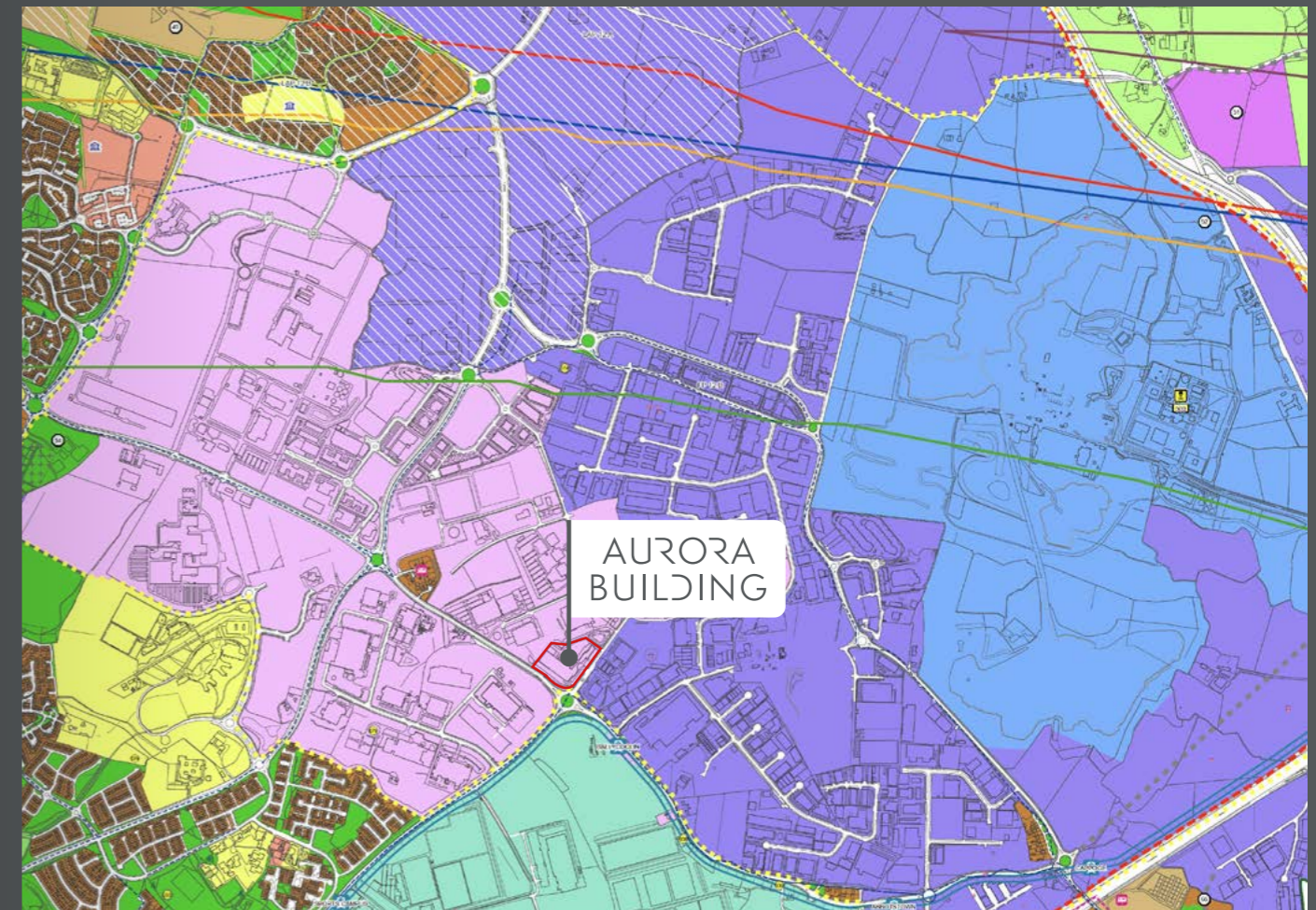
PLANNING AND ZONING

The property is zoned objective 'High Technology' under the Fingal County Council Development Plan 2023 - 2029 which is defined as to "Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment."

PERMITTED IN PRINCIPLE USES

Uses permitted in principle under this zoning objective include: Enterprise Centre, High Technology Manufacturing, Hospital, Industry – Light, Office Ancillary to Permitted Use, Office ≤ 100sqm Office > 100sqm and < 1,000sqm, Office ≥ 1,000sqm, Open Space, Research and Development, Restaurant/Café, Retail - Local <150 sqm nfa, Sustainable Energy Installation Telecommunications Structures Training Centre and Utility Installations.

There are currently no active planning applications on the subject property.



- | | | | | |
|--------------------------|-----------------|------------------|-------------|----------------------------|
| Community Infrastructure | High Amenity | Local Centre | Residential | Warehousing & Distribution |
| Greenbelt | Heavy Industry | Open Space | Rural | National Sports Campus |
| General Employment | High Technology | Residential Area | | |

AURORA BUILDING

BALLYCOOLIN BUSINESS PARK
DUBLIN 15 | D15 PD87

FURTHER INFORMATION & CONTACTS

METHOD OF SALE

For sale by Private Treaty

VAT

Further information upon request.

GUIDE PRICE

On Application

BER



BER No's. available on request.

ZONING

HT - High Technology

SERVICES

We understand all public services are available to the property.

VIEWINGS

Viewings by appointment only.

CONTACTS

SOLE SELLING AGENT



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