

For Sale: Landscape House, Baldonnell Business Park, Baldonnell, Dublin 22



Semi-detached office building extending to approximately 1,414 sq. m (15,220 sq. ft)

Property Highlights

- A semi-detached two storey office building of approx. 1,414 sq. m (15,220 sq. ft)
- Situated in an actively managed development on the N7 corridor.
- 19 demised car parking spaces.
- The property will be sold with Vacant Possession throughout.

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PSRA No.: 002222





Location

The subject property is located in Baldonnell Business Park, a modern fully serviced industrial development approximately 15 km southwest of Dublin city centre. The park can be accessed via the Baldonnell Road headed southbound and via the Naas Road headed northbound.

The business park fronts on to the N7 (Naas Road), with the M50/N7 interchange approx. 5 km away providing easy access to all main arterial routes to / from the city centre, in addition to transport hubs such as Dublin Airport and Dublin Port.

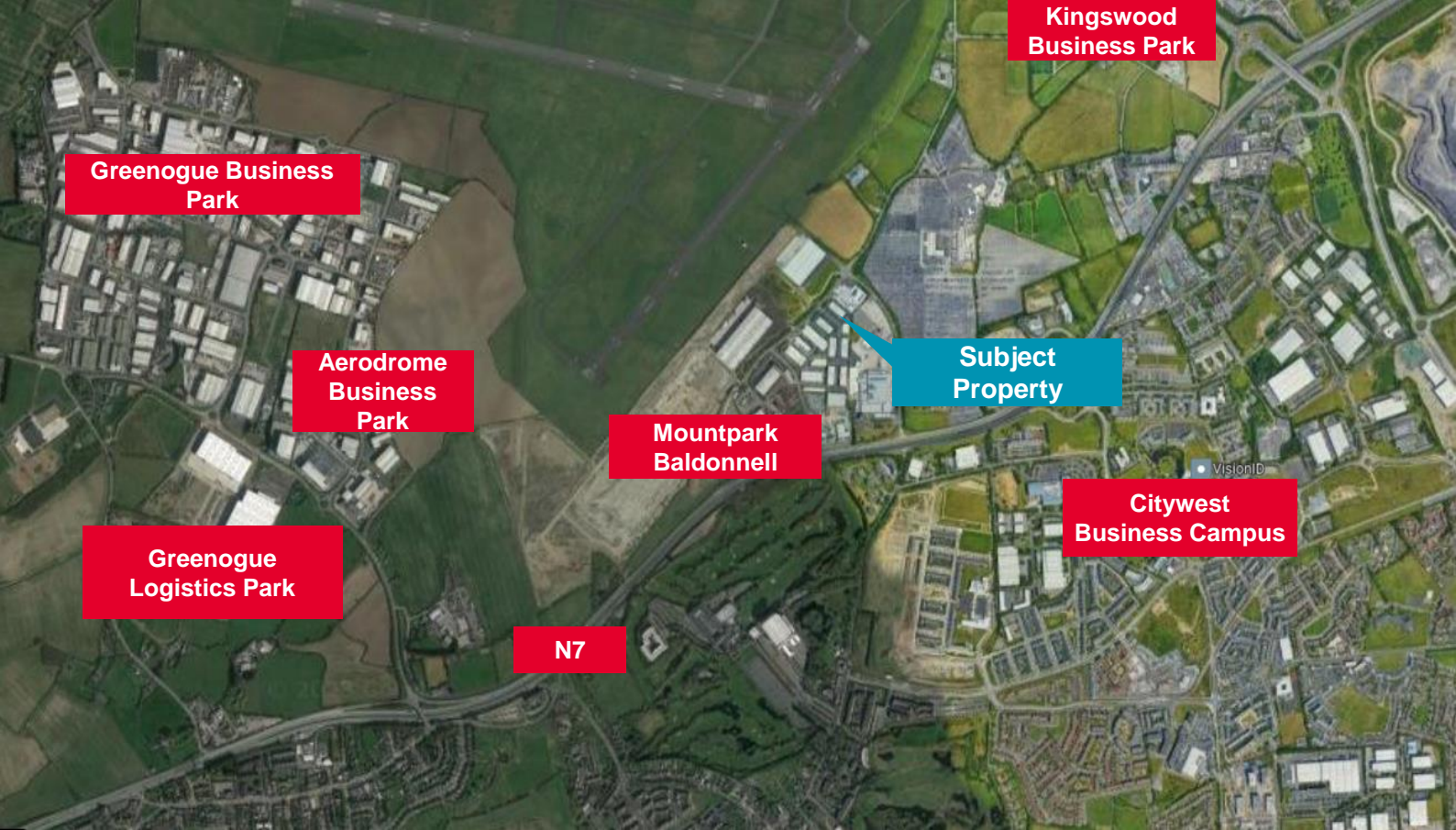
Notable occupiers in the area include, Amazon, Rexel, MJ Flood, DB Schenker, Caulfield Transport, Home Store & More, United Drug, Lufthansa and ATC Computer Transport & Logistics.

Description

- The subject property comprises of a two-storey office building extending to approx. 15,220 sq ft.
- 19 surface car parking spaces are provided to the front of the building.
- The main entrance leads into a small reception area that provides access the ground floor office accommodation. There is also a single passenger lift and main stairwell to which provides access to the first floor.
- Each floor is laid out to provide a combination of open plan and cellular office / meeting rooms which are currently in good condition and fully fitted throughout.

- Office specification includes a mix of suspended and non suspended ceilings, raised access flooring, carpeted flooring throughout, recessed CAT 2 lighting, cassette air conditioning system, intercom system, 1 8 x passenger lift and double-glazed windows throughout.
- The space is currently fully fitted throughout.
- The property is currently owner occupied. They are expected to move to a new premises in H1 2024.





Accommodation Schedule

Accommodation	Sq. m	Sq. ft
Ground Floor	717	7,717
First Floor	697	7,502
Total Area	1,414	15,220





Tenure

Held under a Long Leasehold title for 500 years from April 2000.

Commercial Rates

Commercial rates are approximately €18,500 per annum.

Service Charge & Insurance

- Service Charge – To be confirmed.
- Insurance – Approx. €2,500 + VAT per annum.

Zoning

- Under the South Dublin County Development Plan 2022 – 2028, the property is zoned under Objective EE which is “to provide for enterprise and employment related uses.”

Services

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

BER

BER Rating:- C3

BER Number:- 800737496

Energy Performance Indicator:- 264.27 kWh/m²/yr

Asking Price

Quoting price of €1,525,000 (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 floor area and information of the subject property.

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