

Significant Redevelopment  
Opportunity with Extensive Short-Term Income



# MAPLE HOUSE

LEOPARDSTOWN, DUBLIN 18



VANTAGE  
APARTMENTS  
- 17 STORIES

SOUTH COUNTY  
BUSINESS PARK

DUBLIN CITY

BLACKROCK

N11

SANDYFORD BUSINESS PARK

SANDYFORD LUAS DEPOT

BURTON HALL RD

RAW GYMS

BANK OF AMERICA

VODAFONE

CLAYTON HOTEL

ART OF COFFEE

VANTAGE APARTMENTS - 17 STORIES

CENTRA

MAPLE HOUSE

FRESHII

CENTRAL PARK LUAS STOP

TO M50

## THE OPPORTUNITY



Comprises a two-storey office block extending to approx. 1,362 sq m (14,660 sq ft)



Partially let on a multi-tenant basis, producing a net income of approx. €200,000



Vacant Possession readily available with the existing licence terms



Located on a site extending to 0.612 Ha (1.512 Acre)



Situated adjacent to the Central Park Luas Stop



Zoned Residential under the Sandyford Framework Agreement Plan 2022 - 2028



Feasibility study being prepared HKR Architects for 200 units



# THE PROPERTY

Maple House is a detached two storey office building which extends to approx. 1,362 sq m (14,660 sq ft) and comprises 65 surface car parking spaces. Internally, the building provides a mix of open plan and cellular accommodation with a board room and large kitchen area on the first floor. The property benefits from perimeter trunking, suspended ceilings with recessed category lighting and has fired central heating.

The property is located on a site which extends to approx. 0.612 Ha (1.512 Acre). The site is irregularly shaped and is generally flat throughout. It benefits from having its own vehicular access from South County Business Park with frontage of approx. 58 metres on its eastern boundary. The site is also bounded by the Luas Green Line on its western boundary along with the Marketing Institute of Ireland to its north.

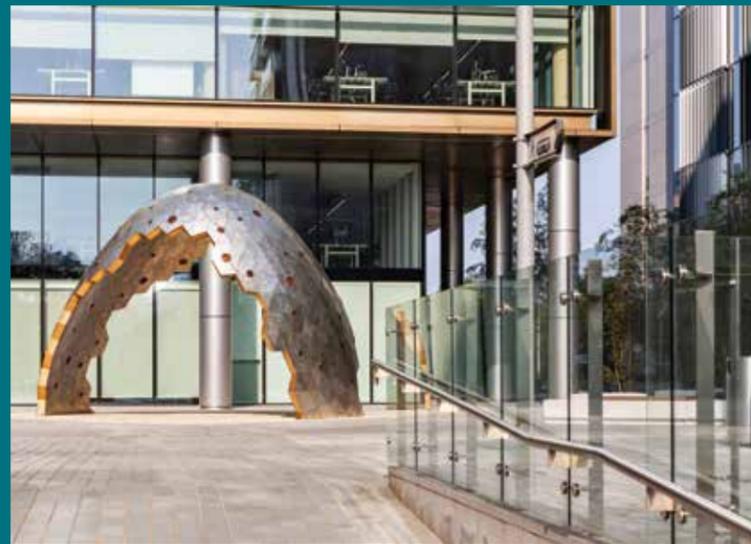


# LOCATION

Maple House is located within the affluent south Dublin Suburbs and is situated approx. 2 km north Leopardstown Village, 3.5 km south east Dundrum Town Centre and 10 km south of Dublin City Centre. The property is specifically located at the western boundary of the South County Business Park and is adjacent to the Central Park mixed use development.

Maple House benefits from excellent public transport infrastructure. The Central Park Luas stop is located adjacent to the property and has direct pedestrian access into the terminal. There are also a number of Dublin Bus routes which are located approx. 300 m north of the property at the Leopardstown Road / Burton Hall Road Junction. The property also pertains easy access to the M50 motorway and Junction 16 is located less than 1 km to the west.

The immediate vicinity comprises a mixture of modern high density residential developments and office schemes, which include a number of blue chip tenants such as Microsoft, Vodafone, Bank of America and Mastercard. There also several local amenities for the existing residents and workers including Centra, Art of Coffee, Freshii and Raw Gyms.





## TOWN PLANNING

The property is situated within the Dun Laoghaire Rathdown Development Plan and is subject to the Sandyford Urban Framework Plan 2022 – 2028. Under this framework plan, the site is located in area known as 'Zone 5 – Residential' which can be defined as 'To provide for the creation of Sustainable Residential Neighbourhoods, and preserve and protect residential amenity' in Zone 5 of Sandyford Business District." Under this zoning, Residential and Assisted Living Accommodation, are permitted in principal while Build-to-Rent is open for consideration. There is also a special local objective on the site which will allow for a full commercial development on the site in principle.

## THE OPPORTUNITY

Maple House is a prime redevelopment opportunity in an area which has witnessed several high-end projects completed recently in the immediate area. A significant benefit to this asset is the current rent roll which offers an attractive income while planning permission is obtained on the lands, which is currently at a net figure of €200,000 after operational costs.

This income represents only 65% occupancy in the building, meaning this can be significantly increased in the short term with further license agreements.. As all of the tenancies are on a licence basis and with executed Deeds of Renunciation, vacant possession of the property is easily obtainable at short notice. We have highlighted below a summary of the licence agreements in our schedule of tenancies.

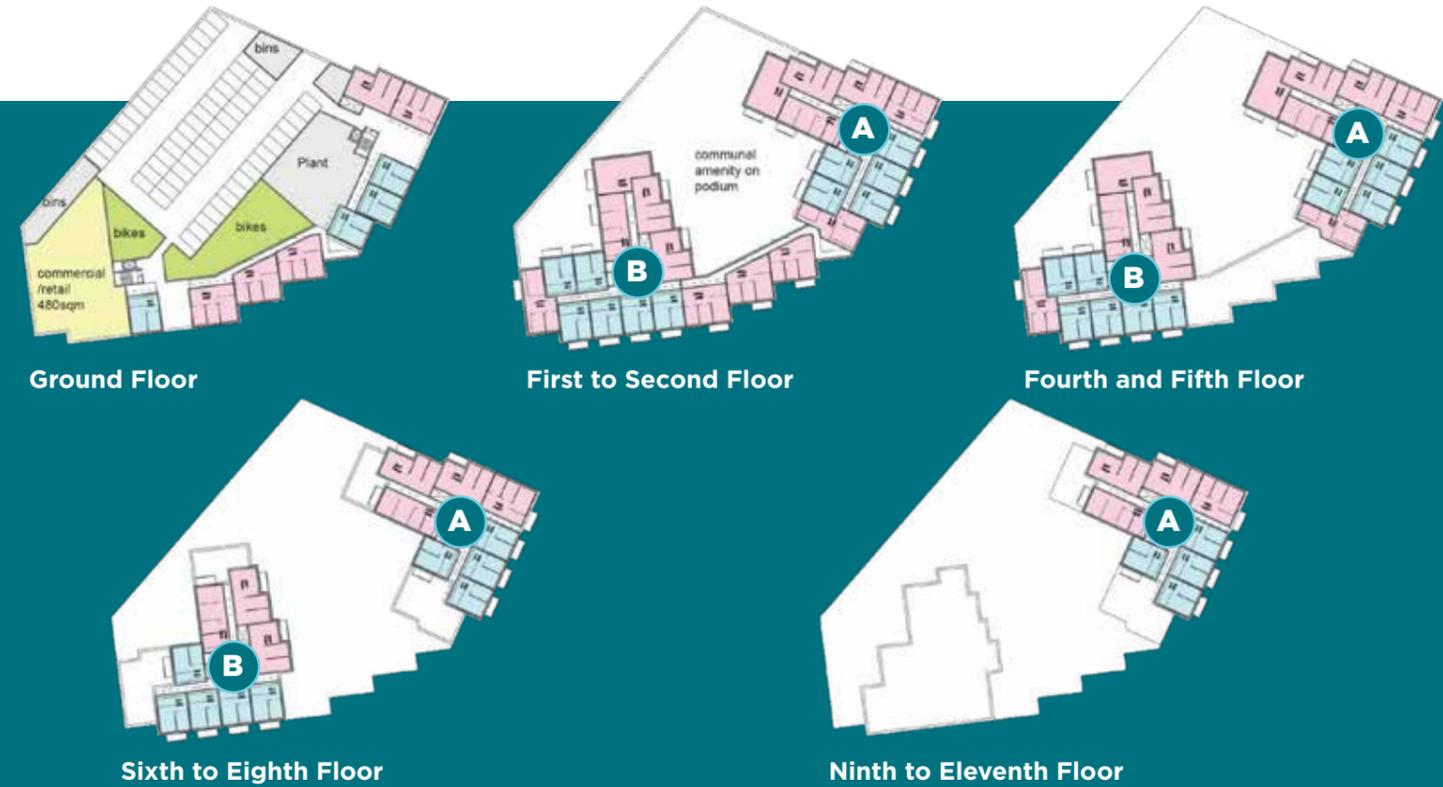


# FEASIBILITY STUDY

HKR Architects have prepared a feasibility on the site which highlights the potential for a residential development of scale. The study allows for 200 apartments across two blocks and building heights ranging between 10 - 13 stories. The scheme also includes under-croft car parking with some ancillary commercial space at ground floor. The full feasibility report can be downloaded at our data room.

## SCHEDULE OF ACCOMMODATION

Block A		Block B	
1 Beds	52	1 Beds	46
2 Beds	56	2 Beds	46
<b>TOTAL</b>	<b>108</b>	<b>TOTAL</b>	<b>92</b>



All floor plans and CGI's for illustrative purposes only

## TENURE

The property is held under long leasehold title.

## SERVICES

We understand full services are ready to connect into the property.

## DATA ROOM

Please log on to the data site at [www.MHDublin18.com](http://www.MHDublin18.com)

## VIEWINGS

All viewings are strictly by appointment through the sole selling agent.

## BER

BER Rating: C2



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Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract for sale, the latter shall prevail.  
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