

**UNITS 14, 15, 16, 17 & 18 KEYPOINT BUSINESS PARK,  
DUBLIN 15**



**01-638 2700**

- Located within Rosemount Business Park on the northern side of Ballycoolin Road approx. 2km north of Blanchardstown Village.
- Excellent car parking and loading area.
- The property comprises five units which provide both office and warehousing facilities.
- Producing €93,500 per annum (exclusive) secured tenure until 31st December 2024.





### LOCATION

Keypoint Business Park is located within Rosemount Business Park situated on the northern side of Ballycoolin Road, approximately 2 kms north of Blanchardstown Town Centre and 12 kms northwest of Dublin city centre

### THE PROPERTY

The property comprises five individual units that comprise both office and warehouse accommodation. They are of steel portal frame construction with concrete block wall and pre-cast concrete sections to approximately 2m, architectural metal cladding to the facades all under a double skin insulated metal decked roof incorporating translucent roof lights. The warehouse has the benefit of a mix of high bay sodium lighting and fluorescent strip lighting, fair-faced block walls, a floated concrete floor. Each warehouse is serviced with a WC and WHb and accessed by one up and over roller shutter door to the front and a fire door to the rear. The warehouse has a 3 phase power supply.

The office accommodation is finished with plastered and painted walls, suspended acoustic tiled ceilings with recess spotlights and recess boxed lights, wall mounted radiators which are gas fired. The offices are serviced with a fire and intruder alarm with an intercom and magnetic door lock to the front door. The offices are finished with laminate timber floors, plastered and painted walls, suspended ceilings with recessed spotlighting and recessed boxed lighting, wall mounted radiators and double glazed aluminium framed windows and doors to the external facade. Each floor has the benefit of data trunking with cat 4 and cat 5 cabling.

### SERVICES

The main services supplied and connected to the property include water, electricity, drainage, sewerage and telephone. Heating is by means of wall mounted electric storage heaters.

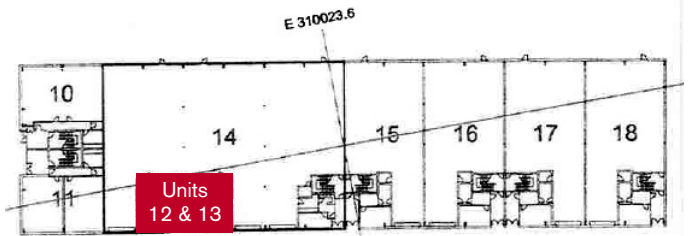
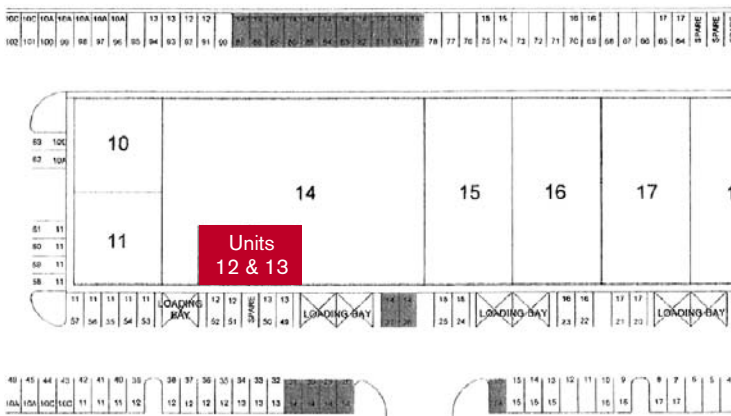
### ACCOMMODATION

DESCRIPTION	SQM	SQFT
Unit 14	967	10,405
Unit 15	482	5,185
Unit 16	394	4,236
Unit 17	482	5,185
Unit 18	490	5,274
<b>Total</b>	<b>2,815</b>	<b>30,285</b>

**TENANCY**

The subject property is currently occupied by Keypoint Abrasives, with the lease running until 31st of December 2024. The current income is €93,500 per annum (Exclusive of VAT).

Property	Lease Commencement Date	Lease Expiry	Rent Review	Rent Per Annum (Exclusive of VAT)
Unit 14	01.06.2015	31.12.2024	31.12.2018	€25,000
Unit 15	01.05.2013	31.12.2024	31.12.2018	€8,500
Unit 16	01.01.2012	31.12.2024	31.12.2018	€20,000
Unit 17	01.01.2012	31.12.2024	31.12.2018	€20,000
Unit 18	01.01.2012	31.12.2024	31.12.2018	€20,000
<b>Total</b>				<b>€93,500</b>



N.B. Only the warehouse section of Unit 14 is currently let, providing further scope to improve rent roll through letting of office space.





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**BER INFORMATION**

BER: B2

BER No. 800117327.

EPI: 74.87 kWh/m<sup>2</sup>/yr.

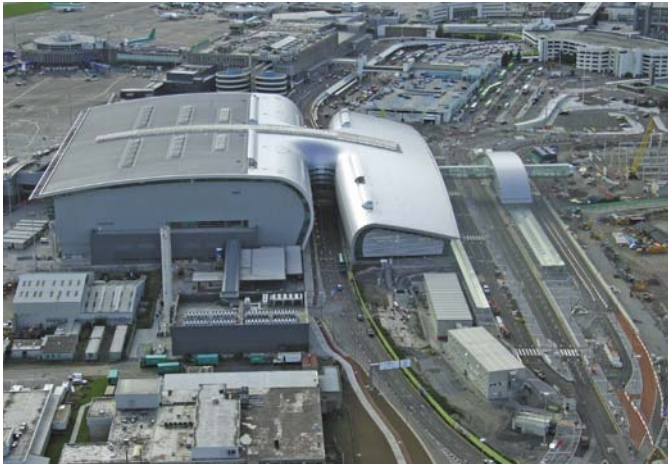
Further BER certificates can be made available on request.

**FURTHER INFORMATION / VIEWING**

For further information please contact:

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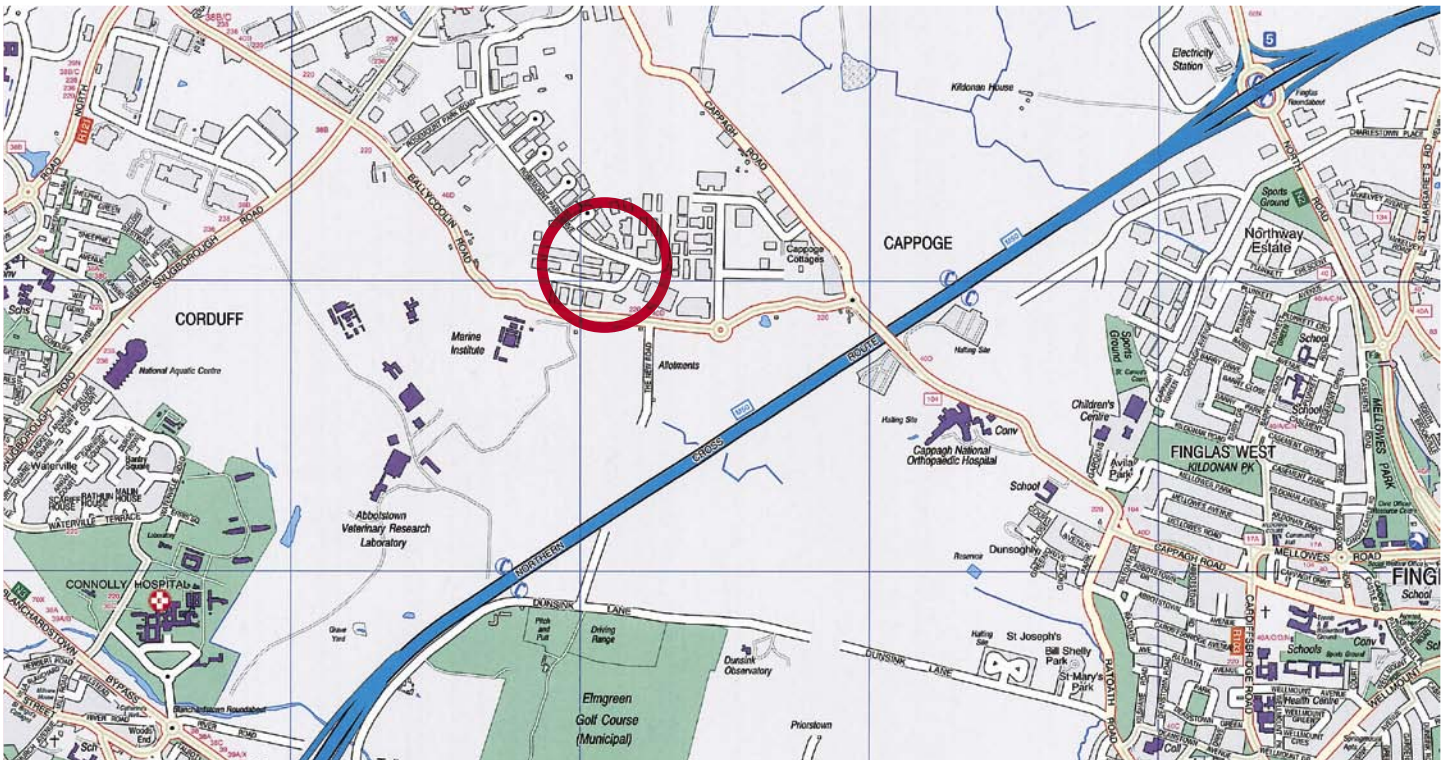
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DUBLIN AIRPORT



M50 BLANCHARDSTOWN



Ref: CAF36267

An independently owned and operated member of the



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