

COMMERCIAL OFFICE INVESTMENT AT THE MURROUGH, WICKLOW TOWN, CO. WICKLOW

BER B3



- Superb location along The Murrough, north east of Wicklow town.
- Modern office development extending to approximately 1,063 sqm (11,442 sqft).
- Two separate tenants, OPW & Teck Ireland, producing €164,926 p.a. exclusive.
- Easy access to M11.
- 20 car parking spaces.
- Tenants not affected.





LOCATION

The subject property is located in an area called The Murrough which is located to the east of Wicklow town. The Murrough is a coastal complex which stretches for approximately 15 km from Ballygannon near Kilcoole to the north of Wicklow town. The property is on the western side of the Murrough and the site is rectangle shaped.

Wicklow town is the county town in Co. Wicklow. It is approximately 50km south of Dublin city centre and approximately 28km south of Bray town centre. It is in close proximity to the N11 which is approximately 4km away.

The surrounding area is a mix of residential to the south and commercial to the north. The area enjoys views over the sea, port and harbour area of Wicklow Town.

DESCRIPTION

The property comprises of a modern detached "L" shaped office development laid out over three floors, constructed approximately 14 years ago. It is currently occupied by two tenants, The Commissioners of Public Works in Ireland (OPW) and Teck Ireland Ltd. The OPW occupy the ground and first floor while Teck Ireland Ltd occupies the second.

Internally, the office accommodation is arranged around a central access core at ground, first and second floor. The entrance hall has a passenger lift servicing all floors of the building.

There are 20 car spaces to the front of the property.

ZONING

The property is zoned Conservation Zone (CZ) "to protect these highly sensitive and scenic locations from inappropriate development reinforce their character, distinctiveness and sense of place and better manage current access and amenity use". It is also an Opportunity Area which states "it is envisaged that the Murrough area will become an extension of the existing town centre with a focus on diversified uses with residential development alongside town centre uses and services as well as tourism and recreational uses" under Wicklow-Rathnew Development Plan 2013-2019.

ACCOMMODATION

Tenant	Floor	Terms	Income ex. VAT & Service Charge	Service Charge	Water Rates	Size NIA sqm
The Commissioners of Public Works in Ireland (OPW)	Ground & First	Agreement for 04/12/2000 for 20 years.	€123,926 p.a.	€36,000 p.a.		686.84
Teck Ireland	Second	Lease for 4 year, 9 months from 01/11/2015 break option year 3.	€41,000 p.a.	€9,837 p.a. excl. VAT.	€1,200 p.a.	375.97
Total			€164,926 p.a.	€45,972 p.a.		1,063

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PRICE

Offers in the region of €1,250,000.

BER INFORMATION

BER: B3.

BER No: 800435992.

EPI: 305.12 kWh/m²/yr.

VIEWING/ FURTHER INFORMATION

For further information or to organise a viewing please contact:

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