

BER C1 C3

## INVESTMENT FOR SALE

OFFICE BLOCKS 1 & 2,  
DEANSGRANGE BUSINESS PARK,  
CO. DUBLIN.



Lisney



# INVESTMENT SUMMARY

The property is being offered for sale by Private Treaty.

## KEY FEATURES

- Two high profile office buildings located within Deansgrange Business Park in South County Dublin
- 6,492 SqM (69,884 SqFt) Gross Internal Area
- 5,067 SqM (54,543 SqFt) Net Internal Area
- 198 car parking spaces provided over ground and two basement levels - 1 space per 33 SqM (353 SqFt)
- €1,070,541 per annum passing rent with a weighted average unexpired lease term of 3 years
- Tenants include Baxter, Nutricia, Danone and Eirgrid
- Terms agreed to lease vacant ground floor retail unit
- Asset management potential
- Offers are sought in excess of €12,750,000 which represents €182 psf and a net initial yield of 8.00% after allowing for standard acquisition costs at 4.46%



# LOCATION



Deansgrange is located approximately 9km south of Dublin city centre in the heart of South County Dublin. The south suburbs are a popular and established office location with many multinational companies choosing to operate from here.

The property is located just 1km from the N11 and less than 5km from the M50 providing easy access to all major roadways, the city centre, Dublin Airport and Dublin Port. Deansgrange is well served by Dublin bus with routes 7D, 46A, 75 & 63 stopping along Kill Lane at the front of the property. The DART at Salthill & Monkstown is 2.7km from the property.

The main entrance to the Business Park is from Kill Lane.

Other occupiers within the park include the NCT Centre, Nesta Storage, Deansgrange Nissan Service Centre and Office Supplies Ireland.



# DESCRIPTION

Blocks 1 and 2 are purpose built, five storey office buildings over two basement levels of car parking. The development was constructed circa 2000. The blocks were designed by HKR Architects and feature a distinct tiled cladding system with feature glazing.

The buildings are laid out in a mixture of open plan spaces, individual offices, meeting rooms and boardrooms. Each block has a central core which provides access to the stairwell and 2 x passenger lifts as well as male, female and accessible toilet facilities on each level. Secondary escape stairwells are also provided to each block.

Three retail units are located at ground level of Block 1.

There are 198 car spaces overall offering an attractive car parking ratio of 1:33sqm.

A number of the original T8 light fittings have now been replaced with T5 fluorescent and LED fittings.



## SUMMARY SPECIFICATION

- Concrete construction
- Double glazed windows
- External render finish
- Suspended grid ceilings and tile ceiling systems
- Gas fired central heating system
- Raised access flooring throughout the office areas
- VRF air conditioning systems
- Dedicated BMS systems
- Two passenger lifts to each floor, in each block

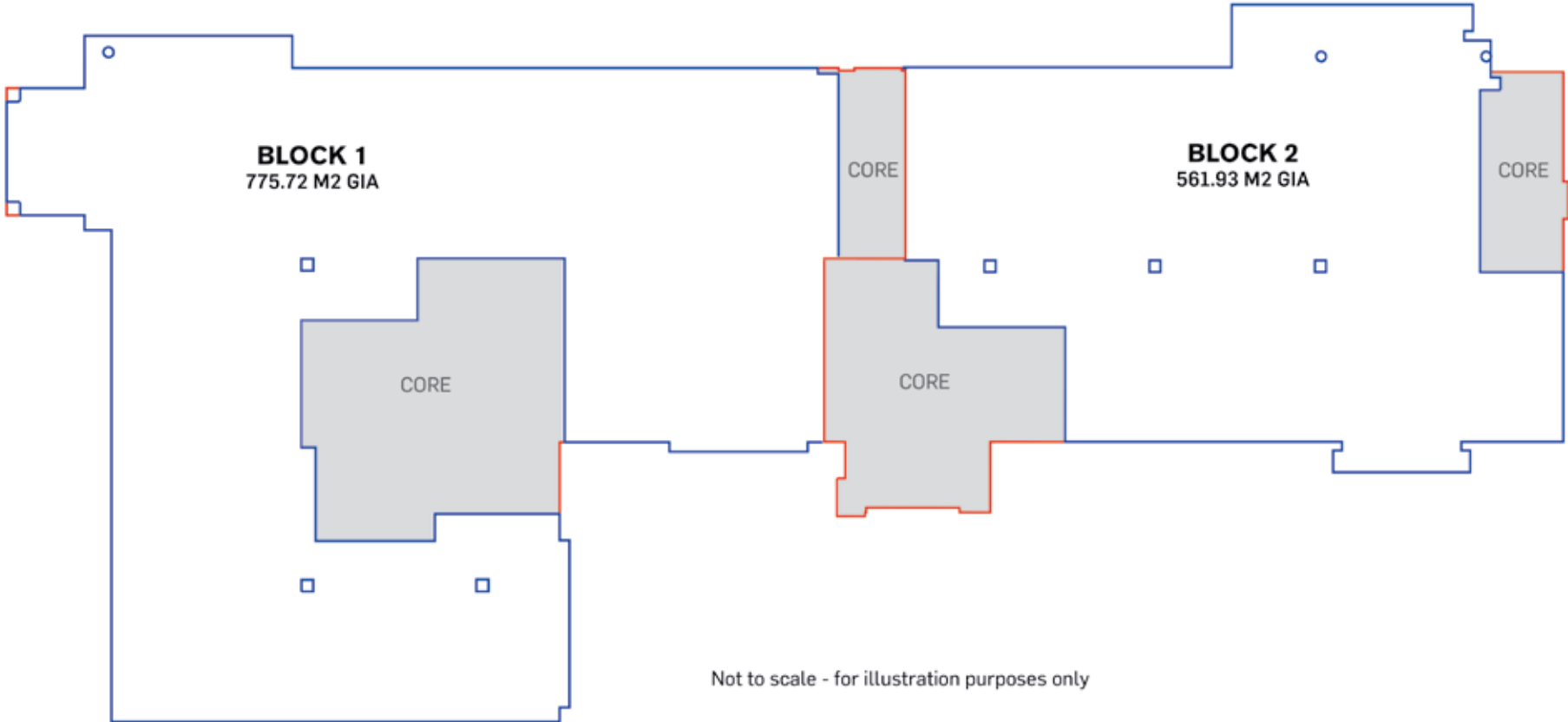


# ACCOMMODATION

A measurement survey of both blocks was carried out on 25 January 2016.

Block	Floor	Gross Internal Area SqM	Gross Internal Area SqFt	Tenancy	Net Internal Area SqM	Net Internal Area SqFt
BLOCK 1	Ground	645.5	6,948	Ground - Timbercraft	163.9	1,765
				Ground - Café	66.5	716
				Ground - Vacant retail	218.3	2,350
	1st	830.9	8,943	Baxter	425.7	4,582
				Baxter		
				Cloudware	249.8	2,689
	2nd	775.7	8,350	2nd Floor - Nutricia	639.6	6,884
	3rd	843.2	9,076	3rd Floor - Nutricia / Danone	385.8	4,152
				3rd Floor - Danone	306.5	3,300
4th	713.8	7,683	4th Floor - Baxter	576.8	6,209	
BLOCK 2	Ground	524.8	5,649	Ground & 1st Floor - Baxter	785.3	8,452
	1st	550.7	5,928			
	2nd	561.9	6,049	2nd Floor - ESB / Eirgrid	442.3	4,761
	3rd	550.7	5,928	3rd Floor - Baxter	430.6	4,634
	4th	495.3	5,331	4th Floor - Baxter	376.0	4,047
<b>TOTAL</b>		<b>6,492.5 SqM</b>	<b>69,884 SqFt</b>		<b>5,067 SqM</b>	<b>54,543 SqFt</b>

# TYPICAL FLOOR PLAN - Second Floor Layout



# TENANCY SCHEDULE

The property is 96% let under 16 individual leases. Summary tenancy details and floor areas as outlined in the leases are set out below.

Block	Unit	Tenant	Term	Commencement	Expiry Date	Break Option	Current Rent	Lease Area SqM	Lease Area SqFt	Car Spaces
BLOCK 1	Part Ground	PHR Developments Ltd t/a Timbercraft	10	01/01/2012	31/12/2021	01/01/2017*	€5,000**	157.94	1,700	5
	Part Ground	Weatherly's Ireland Ltd t/a Café Savannah	25	23/03/2005	22/03/2030	22/03/2020	€7,061			2
	Part Ground	Vacant retail								1
	Part 1st Floor	Baxter Shared Services and Competencies Ltd	20	06/06/2006	21/09/2026	21/09/2018	€86,400	352.00	3,789	10
	Part 1st Floor	Baxter Shared Services and Competencies Ltd	5 yrs 9 mths 24 days	29/11/2012	21/09/2018		€19,440	145.77	1,569	5
	Part 1st Floor	Cloudware Ltd t/a Aladdin	5	04/08/2014	03/08/2019	03/08/2017	€35,686			1
	2nd Floor	Nutricia Ireland Limited	25	21/08/2002	20/08/2027	21/08/2020	€131,480	780.94	8,406	24
	Part 3rd Floor	Nutricia Ireland Limited	15	17/02/2006	16/02/2021	21/08/2020	€80,000	469.16	5,050	16
	Part 3rd Floor	Danone Limited	8 yrs 6 mths and 1 day	12/08/2013	21/08/2020		€41,476	360.74	3,883	10
	4th Floor	Baxter Shared Services and Competencies Ltd	4 yrs 1 mth and 3 days	19/08/2014	21/09/2018		€88,828	705.88	7,598	7
	Car Park	Danone Limited	8 yrs 6 mths	19/02/2012	21/08/2020		€6,750			9
Car Park	Nutricia Ireland Limited	14 yrs 9 days	12/08/2013	20/08/2027	21/08/2020	€28,500			38	
BLOCK 2	Ground & 1st Floor	Baxter Shared Services and Competencies Ltd	25	21/09/2001	20/09/2026	21/09/2018	€248,600	1,046.98	11,270	29
	2nd Floor	Electricity Supply Board operating as Eirgrid	25	04/02/2003	03/02/2028	04/02/2018	€145,040	579.17	6,234	11
	3rd Floor	Baxter Shared Services and Competencies Ltd	5 yrs 9 mths and 24 days	29/11/2012	21/09/2018		€67,020	539.02	5,802	12
	4th Floor	Baxter Shared Services and Competencies Ltd	5 yrs 7 mths and 18 days	04/02/2013	21/09/2018		€66,260	490.16	5,276	18
ROOF		Three Ireland Services (Hutchison) Limited	15	13/05/2004	13/05/2019		€18,000			0
<b>TOTAL</b>							<b>€1,070,541</b>			<b>198</b>

\* Rolling annual tenant break option      \*\* Stepped to €6,655 from 1 January 2019



# TENANT COVENANT INFORMATION

The scheme has attracted a number of significant international tenants including Baxter Shared Competencies and Services Limited, Danone Limited and Nutricia Ireland Limited who between them occupy 76% of both blocks and represent 80% of the income.



## BAXTER

Baxter is a global provider of medical and healthcare products and is represented in more than 100 countries worldwide. Baxter Shared Services & Competencies Limited was established in Ireland in 2000. The company develops, manufactures and markets medical products that advance patient care. The company has a D&B credit rating of 2A 2 and a vision-net credit score of 100 (low trade risk). The company had a turnover of €17,040,327 and a net worth of €8,242,148 for the year ending 31 December 2014.



## DANONE

Danone is the world leader in dairy, water and baby nutrition products employing 90,000 employees across 120 countries. The company is continuing its worldwide expansion at a fast pace. Danone is behind well-known brands including Actimel, Evian and Cow & Gate. The company has a vision-net credit score of 84 (low trade risk).

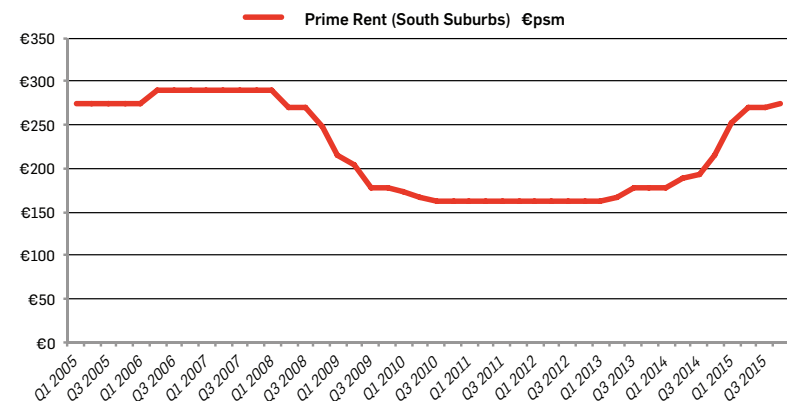
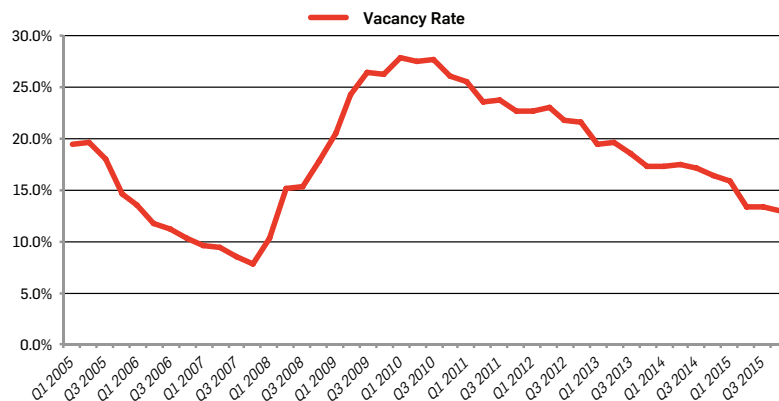


## NUTRICIA

Nutricia forms the medical division of the Danone group. The company specialises in the delivery of advanced medical nutrition. As well as being the largest specialist nutrition company in Europe, Nutricia is the market leader in Ireland and the UK. The company has a vision-net credit score of 84 (low trade risk).

# THE OFFICE MARKET

- Occupational markets for office accommodation have improved in recent times with transactional levels running at or above long term averages and rental growth having come back to the market strongly.
- Take up across all of Dublin increased by 21% in 2013, by 34% in 2014 and by 18% in 2015, i.e. moving from 1.53m sq ft in 2012 to 2.9m sq ft in 2015. This demonstrates a surge in occupier demand and increased activity.
- The south suburbs consistently accounts for a significant proportion (up to a quarter) of overall take up in the Dublin office market on an annual basis. The vacancy rate in the south suburbs is generally less than the overall rate of vacancy in suburban Dublin. At the end of 2015, it was at 13% (920,000 sq ft) compared with 14.4% for the Dublin suburbs overall.
- There is little construction taking place within the south suburbs and as a consequence, no major immediate supply. This coupled with the lack of new accommodation in the city centre is causing an upward pressure on rental levels.
- According to our research, rental levels in Dublin increased by 14.5% in 2013. Over 2014 overall rents rose by 31% with south suburban rents rising by 16.3%, and in 2015, overall rents grew by 28% with the south suburbs growing 23%.
- We believe rents will grow by 18% over the 12 months to December 2016. In summary the market continues to improve and the outlook is positive from a landlord's perspective.



# DETAILS & SELLING AGENTS

## TITLE

We understand the property is held freehold.

## SOLICITOR

Anne Doyle, William Fry, 2 Grand Canal Square, Dublin 2.

## BUILDING MANAGEMENT

Emex Property Management currently manage the buildings.

## BER

C1 - C3.

## PRICE

Offers are sought in excess of €12,750,000 which represents a capital value of €182psf and a net initial yield of 8.00% after allowing for standard acquisition costs at 4.46%.

## VAT

The purchaser will be liable for any VAT (if applicable) arising out of the transaction.

### For further information please contact

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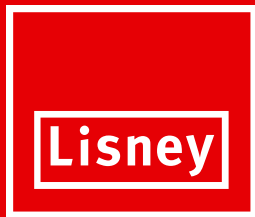
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