

BER D1

OFFICE INVESTMENT FOR SALE

UNIT 11,
THE MALL,
BEACON
COURT,
SANDYFORD,
DUBLIN 18

**HERMAN
WHITE**
ESTATES

Lisney



Features

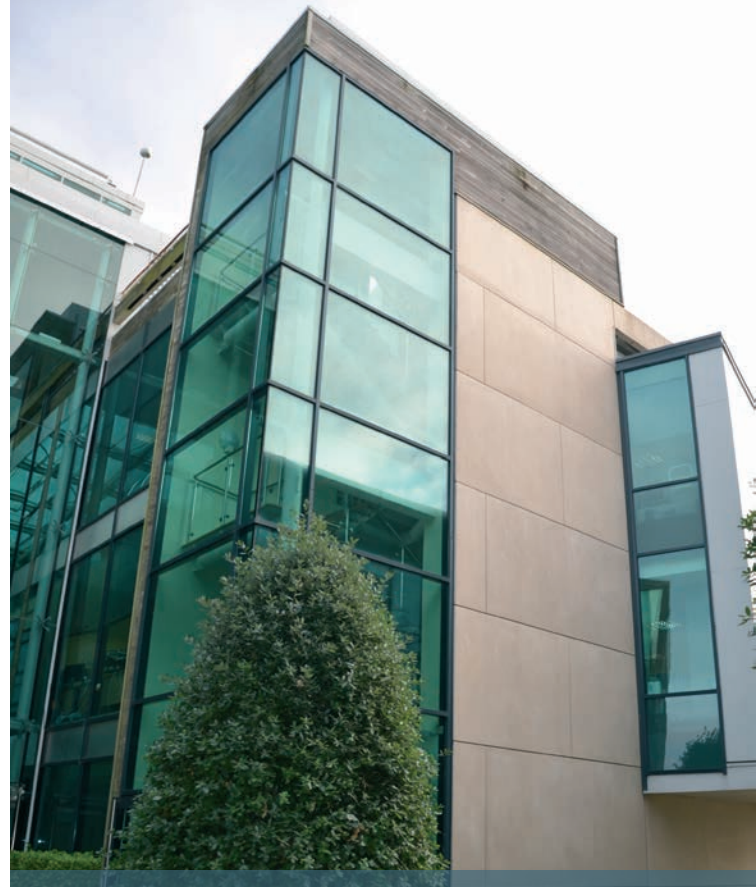
- High profile self-contained three storey office property located in the sought after Beacon Court office development.
- Net internal area of approximately 316 sq.m (3,400 sq.ft) with 6 designated car spaces
- Rent: €50,000 per annum which is an average of just €14.70 psf (NIA) including cars - highly reversionary.
- Tenants include IO Resource Limited and Buy4Now Limited
- Tenants not affected by sale.

Location

Beacon Court is a modern office development located between Blackthorn Drive and Bracken Road in the prime suburban office location of Sandyford. The development comprises of predominately three-storey own door office units on either side of a large internal mall/streetscape. Beacon Clinic and Beacon Hotel adjoin the development with other nearby amenities including a crèche, gym and Beacon Shopping Centre.

There is excellent transport infrastructure in the area which underpins occupier demand in this suburban office location. The M50 motorway provides direct access to the country's main road network while the LUAS Green Line Sandyford is just 1km north of the property providing commuters with a 20 minute travel time to Dublin city centre via Dundrum.

The immediate area around Beacon Court consists of a mixture of modern office, retail, and residential developments with some older industrial space also. Beacon Court benefits from a large double basement car park.



Description

The property comprises a three-storey end of terrace office building that fronts onto both the internal 'Mall' streetscape and courtyard area and the 'Avenue' externally. The property benefits from two ground floor entrances. A single entrance off the 'Mall' serving the ground floor office accommodation only and a second external entrance off the 'Avenue' providing independent access to the upper floors via a glazed internal stairwell. The property also benefits from a flat roof top area accessed via the internal stairs.

Internally, the property has carpet covered concrete floors and plastered / painted walls with suspended acoustic tile ceilings with recessed fluorescent lights, air conditioning, and perimeter trunking wired for power and data. Toilet facilities are provided for at each level, within the stairwell outside the main office floorplate.

Security controlled parking is provided in the basement and there are six car spaces allocated to this unit.

Tenancy

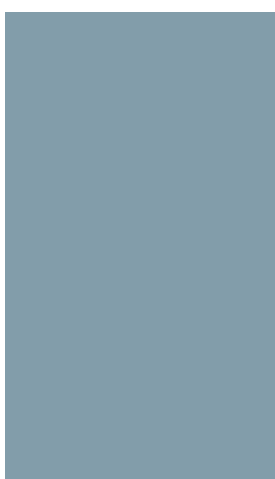
TENANT	FLOOR	LEASE START	LEASE EXPIRY	RENT PER ANNUM
IO Resource Limited	Ground Floor + 2 car spaces	01/02/2015	31/01/2017	€18,000
Buy4Now Limited	First & Second Floors + 4 car spaces	27/06/2014	26/03/2019	€32,000
TOTAL				€50,000

Accommodation

FLOOR	SQM (NIA)	SQFT (NIA)
Ground	109	1,175
First	116	1,245
Second	91	980
TOTAL	316	3,400

All intending purchasers are specifically advised to verify all floor areas and undertake their own due diligence.

The property benefits from 6 designated car parking spaces.



Tenure

We understand the property is held long leasehold.

Services

We understand all main services are connected and supplied to the building.

BER Rating

Building BER: D1 rating, BER Number: 800523268

569.64 kWh/m2/yr 1.67



Price

Offers are sought in the region of €825,000.

Further information/viewing

For further information or to arrange a viewing, please contact joint selling agents:



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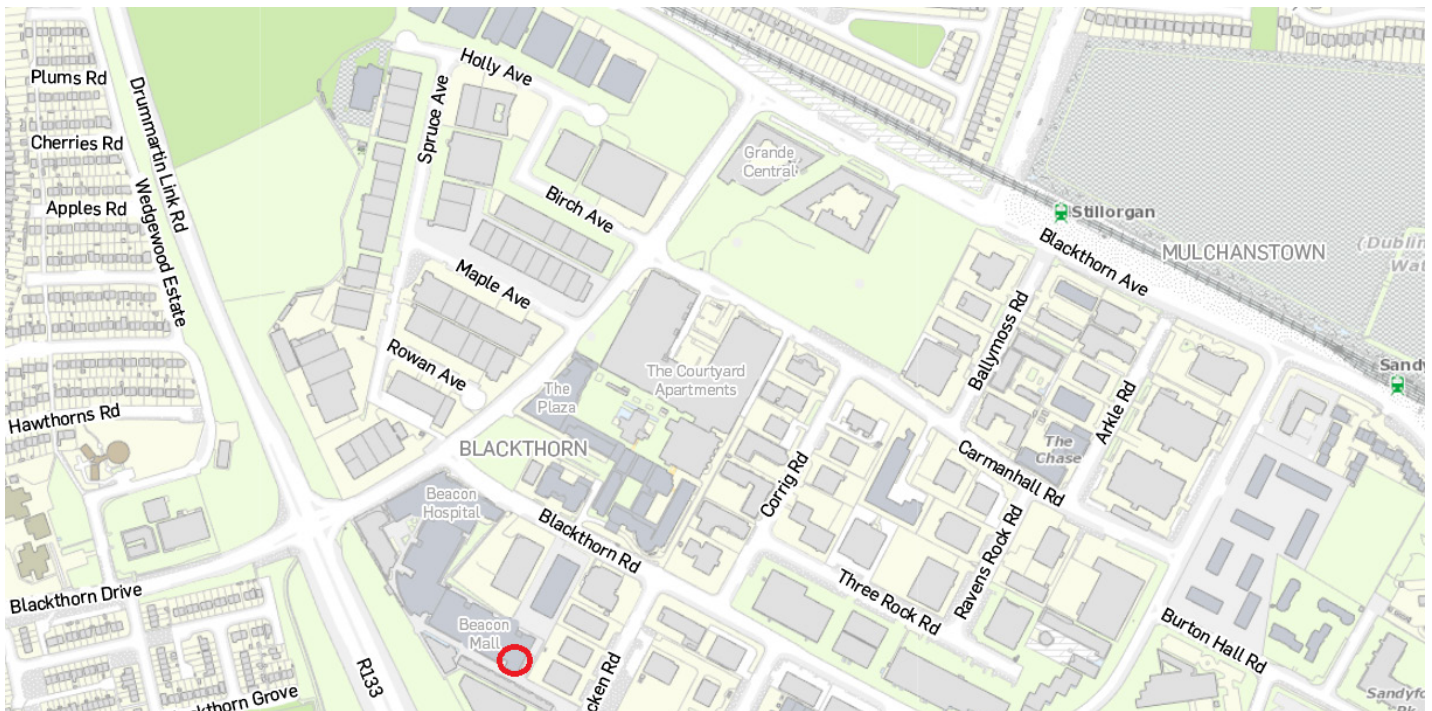
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Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.