

# Investment For Sale

BER C2

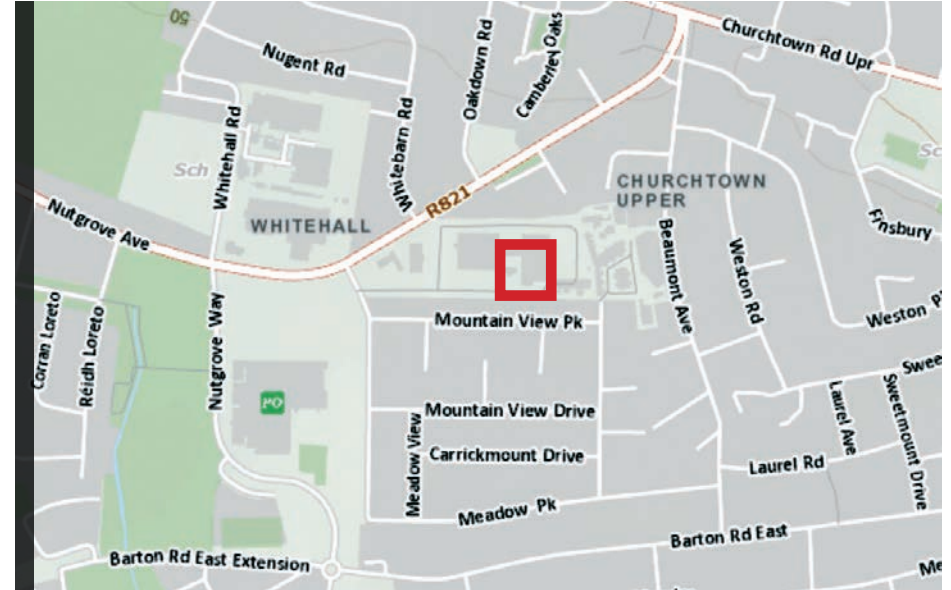
Unit A1, Nutgrove Office Park,  
Nutgrove Avenue,  
Rathfarnham, Dublin 14

Tenants Not Affected



Lisney





## Investment Summary

- Modern three storey self-contained office building extending to approximately 761.00 sqm (8,191 sqft) with 12 designated car spaces
- Let to two tenants at a combined rent of €129,000 per annum
- The ground floor is let to Coty Ireland Limited on a 5 year lease from 15th January 2016
- The first and second is let to Dillon Solicitors on a 18 year 10 months lease from 27th February 2009. There is a break option available at the expiry of the 10th year
- Tenants not affected by sale

## Location

Nutgrove Office Park is an established office park in South Dublin. The development is situated South of Nutgrove Avenue, an important traffic artery leading from the village of Rathfarnham to the major intersection at Lower Churchtown Road and within easy access of Dundrum town centre. It is located approximately 6km South of Dublin City Centre. Nutgrove Shopping Centre is just West of the property. Notable occupiers in the area include Lidl and Aldi, Homestore & More, Pet World, Harvey Norman and Harry Corry.

The M50 motorway is located 5km West of the property and provides direct access to the country's main roadway network while the LUAS Green Line service is within walking distance. There are also numerous bus routes providing transport to and from the City Centre on Nutgrove Avenue and Churchtown Road Upper.







## Description

The property comprises of a self-contained three storey office building within Nutgrove Office Park. The park comprises of 6 office blocks completed in circa 2008.

The office accommodation at ground floor provides for a shared foyer with a triple height atrium and feature spiral staircase to first floor. There is lift access to all floors. The office space is primarily open plan with tenant fit out including a number of cellular offices, meetings rooms and canteen at each level.

The property benefits from raised access floors covered in carpet and tiles, with plastered/painted walls and suspended acoustic tiled ceilings, air conditioning, double glazed windows. Potential to add more space subject to planning permission.

## Tenancy

The property is let to Coty Ireland Limited and Dillon Solicitors. Details of both these tenancies are outlined below:

Floor	Tenant	Lease Term	Rent
Ground Floor	Coty Ireland Limited	5 year lease from 15th January 2016 (3 car spaces)	€44,000 p.a
First and Second floor	Dillon Solicitors	18 year 10 months lease from 27th February 2009. There is a break option available at the expiry of the 10th year	€85,000 p.a
<b>Total</b>			<b>€129,000 p.a</b>

## Accommodation

The approximate Gross Internal Areas (GIA) are as follows:

Floor	Sqm	Sqft
Ground	310.2	3,337
First	283.19	3,048
Second	167.78	1,806
Total	761.00	8,191

Potential purchasers are specifically advised to verify the floor areas as part of their due diligence.

The property also benefits from 12 designated car spaces







## Vat

We are advised VAT will be applicable to the sale.

## Tenure

We understand the property is held under long leasehold for a term of 999 years from 01 January 2002.

## Ber Rating

Building BER: C2, BER Number: 800567620.

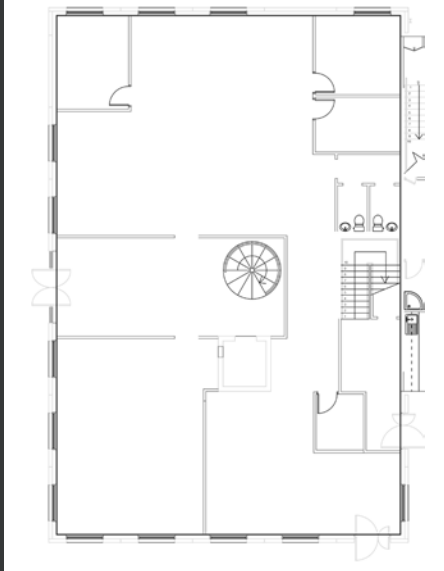
## Price

Offers are sought in the region of €1,450,000.

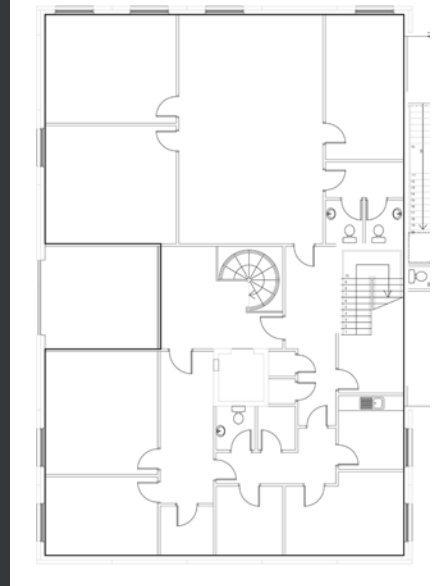
## Floor Plans



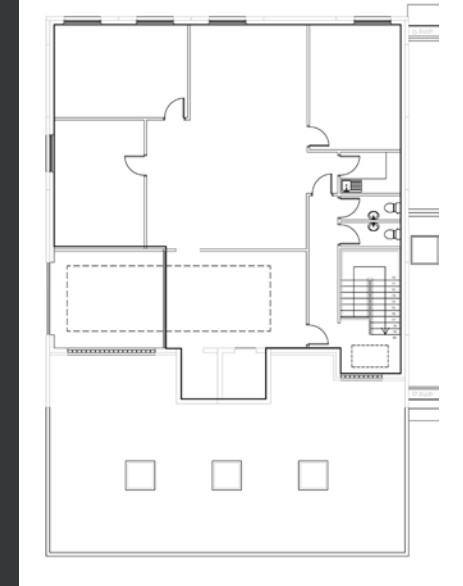
**Ground Floor**



**First Floor**



**Second Floor**







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## Further Information/Viewing

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

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