



Investment For Sale

Portfolio of Units For Sale at Q House,  
Furze Road, Sandyford, Dublin 18

Tenants Not Affected

**Lisney**



## Investment Summary

- Single lot sale of 21 modern office suites and one retail unit within a larger award winning development, Q House, completed circa 2008.
- Entire collection extends to approximately 3,168 sqm (34,100 sqft) G.I.A., plus 54 car parking spaces.
- Rent of €646,342 per annum across twelve tenancies. (Average passing rent equal to €22.00 psf inc. cars). WAULT of 6.3 years to lease expiry and 3.00 years to nearest breaks.
- Immediate potential to increase rental income by leasing four vacant office suites and through active management in the short term.
- Reversionary - estimated rental value in the order of €965,000 per annum (€27.00 psf and €1,100 per car parking space).
- Offers are sought in the order of €9,500,000, representing an immediate net initial yield of 6.51%, a reversionary yield in the order of 9.7%, and €279 psf.



## Location

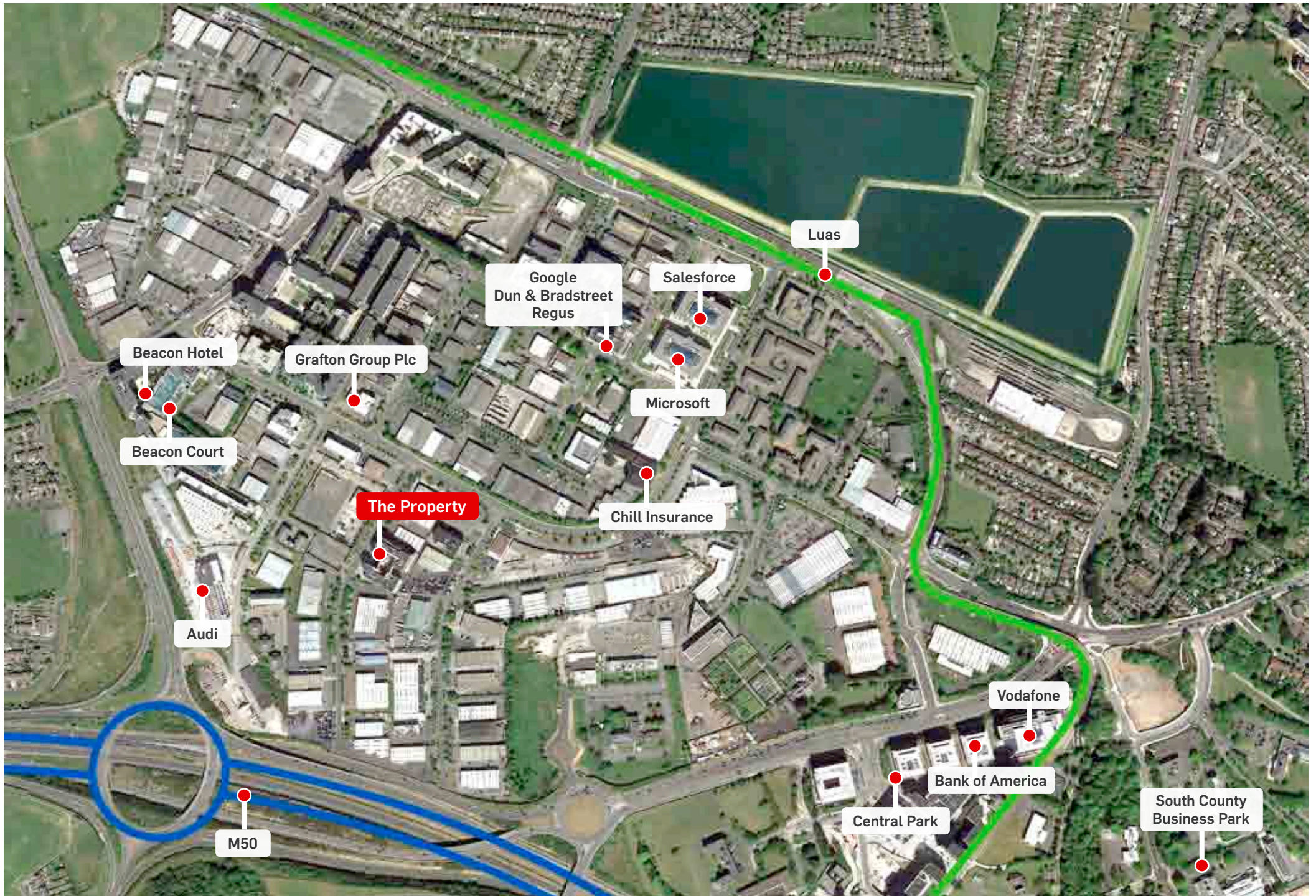
Q House is located on the eastern side of Furze Road, approximately 100 metres south of Blackthorn Road, in the prime south suburban office location of Sandyford Dublin. The immediate area is home to many large multinationals including Bank of America Merrill Lynch, Microsoft and Vodafone.

This award winning development is adjacent to an array of amenities such as the Beacon Hotel and the neighbouring Beacon South Quarter retail district.

The LUAS Green line also serves the Sandyford area, providing fast light rail transport to and from Dublin city centre (north) and onwards to Cherrywood & Brides Glen (south). The nearest LUAS stop is Sillorgan, situated within 10 minutes walking distance from the property. Additionally, Dublin Bus run three bus routes that serve the immediate area.

Q House is positioned conveniently close to the M50 motorway (1km South) which encircles Dublin city and provides direct access to the country's full road infrastructure.













## Description

Q House is a modern high profile seven storey over basement commercial development that provides a total of 62 office suites and a ground floor retail unit.

Designed by DMOD Architects, this striking development comprises two distinct buildings joined by a shared open aired courtyard at first floor level and sets of link ways which connect the upper floors of the buildings. Externally, the buildings are finished with a large volume of glazing and natural stone. The entire development extends to approximately 8,960 sqm (96,500 sqft) (GIA) and was completed in circa 2008.

The portfolio of units being marketed for sale comprise 21 office suites and a ground floor retail unit. In total these extend to approximately 3,168 sqm (34,100 sqft) GIA. Ten of the office suites have been amalgamated into four larger units to cater for tenant expansion. There are currently four vacant office suites, with the balance leased via twelve tenancies. Tenants include Grenke Finance plc, Skillnets, and ClaimVantage Corporation Limited which together account for 63% of the current income.

## Specification

The specification of Q House is modern in design and build quality. The buildings and courtyard are positioned to maximise the amount of natural light into the office suites. The high quality common areas and exterior in particular are a feature which sets it apart from other developments in the Sandyford area.

The suites are generally open floor plates which allows for an extremely efficient gross to net floor area.

### Other specifications include:

- 4 x 800kg capacity Kone passenger lifts servicing all floors
- Open aired landscaped courtyard at first floor level
- Secure car parking at ground and basement levels.
- Aluminium double glazed windows
- Raised access floors (150mm)
- Suspended ceilings with recessed lighting
- Mixture of air conditioning and gas fired central heating across the portfolio.

# Tenancy Schedule

Unit No.	Add. Unit	Size Sqm	Size Sqft	Cars	Tenant	Rent	L.Start	R/R	L.Expiry	Next Break Option	Additional Breaks
100		155.52	1,674	0	Insomnia Limited t/a Insomnia	€ 27,000.00	17/06/13	17/06/18	16/06/23	17/06/18	n/a
111		236.44	2,545	5	Aspire Technology Limited	€ 68,600.00	01/11/16	n/a	31/10/21	n/a	n/a
202		99.96	1,076	2	O'Regan Financial Services Limited t/a Blackthorn Capital	€ 31,252.00	10/02/17	10/02/22	09/02/32	10/02/22	10/02/27
203	204	197.23	2,123	3	Minister for Justice Equality and Law Reform	€ 43,590.38	03/10/10	03/10/20	02/10/30	03/10/20	03/10/25
209		99.96	1,076	2	Vacant	€ 0.00					
210		99.96	1,076	2	Evergreen Wealth Management Limited	€ 26,200.00	08/10/15	n/a	07/10/18	n/a	n/a
302		99.41	1,070	2	GNM Accountancy Limited	€ 30,376.00	13/03/17	13/03/22	12/03/42	13/03/24	13/03/32
306	307	342.07	3,682	7	Grenke Finance plc	€ 65,912.00	01/08/14	01/08/19	31/07/24	01/08/19	n/a
310		98.94	1,065	2	Vacant	€ 0.00					
402		99.50	1,071	2	Maurice Fitzgerald & Seamus Rogers	€ 29,200.00	27/07/16	n/a	26/07/21	n/a	n/a
410	411	334.45	3,600	7	Grenke Finance plc	€ 94,100.00	07/11/16	07/11/21	06/11/26	06/11/22	n/a
501	502, 503, 504	560.39	6,032	8	Skillnets	€ 104,512.00	01/01/13	n/a	31/12/17	n/a	n/a
505		104.98	1,130	2	Vacant	€ 0.00					
511		236.90	2,550	2	Claim Vantage Corp Ltd	€ 73,600.00	01/03/17	28/02/22	28/02/22	n/a	n/a
512		140.75	1,515	2	Vacant	€ 0.00					
601		261.99	2,820	5	GC Aesthetics Management Limited guaranteed by Global Consolidated Aesthetics Limited	€ 52,000.00	15/09/08		14/08/18	n/a	n/a
Cars			0	1	Vacant Car Spaces	€ 0.00					
<b>Total</b>		<b>3,168</b>	<b>34,105</b>	<b>54</b>		<b>€ 646,342.38</b>					

**Note:** A new 10 year lease with Skillnets is agreed and with the solicitors currently. A rent of €171,664 per annum is proposed equating to €27.00psf and €1,100/car space. The tenant will benefit from two months' rent free and a break option at the end of Year 5, subject to 9 months prior written notice and 4 months penalty.

# Tenant Covenant Information

The portfolio benefits from a strong tenant line up, including:



Grenke Finance plc is a subsidiary of Grenke Leasing AG. The company was incorporated in 2003 and has its headquarters in Dublin. One of its primary functions is issuing debt guaranteed by Grenke Leasing AG. The company has a D&B Rating of 5A1 and a tangible net worth in excess of €180 million based on accounts filed 31 Dec 2015.



Skillnets is a government initiative that funds and facilitates training networks of private sector companies who operate in the same sector or region and have similar training needs. The company was incorporated in 1998 and has its headquarters in Q House in Sandyford. It has a D&B Rating of E1 with turnover of €16.8 million for the year ending 31 Dec 2015.



ClaimVantage is a leading provider of automated, cloud based Life, Health and Absence claims management software solutions for insurance carriers, third party administrators, and employers around the globe. The company was incorporated as a limited company in 2005 and has a D&B Rating of 1A2 with a net tangible worth of €1.36 million based on accounts filed 31 Dec 2015.





## The Market

The Irish economy has grown faster than any other country within Europe in each of the last three years with GDP growth of 8.4%, 26.3% and 5.2% respectively. The current forecast for Ireland's GDP in 2017 is growth of 3.8% year-on-year and 3.6% for 2018 (ESRI July 2017). The recovery of the Irish economy has developed from an export led one, to one being driven by strong domestic demand. Notable improvements in the country's unemployment rate has helped improve consumer sentiment and spending. Ireland's unemployment rate is forecast to average 5.4% in 2018, down considerably from January 2012 when it hit 15.2%. The expansion in investment activity, in particular government capital projects and construction in the private sector, looks set to continue in 2017 and 2018 which will also assist the economy's recovery.

Commercial property in Ireland continues to attract significant interest from both domestic and foreign investors. Property yields remain particularly attractive when compared to government bonds and in light of the current highs, or near highs, of many stock markets globally. 10 year Irish Government Bonds were trading at 0.70% in August 2017. The MSCI (IPD) Ireland Quarterly Property Index for Q2 2017 showed property returns of 2.1% and 10.0% on a quarterly and rolling annual basis respectively. This compares to the UK where the MSCI IPD returns for the same period stood at 2.5% for the quarter and 5.1% on a rolling annual basis.

While many Brexit uncertainties remain for Ireland and beyond, one positive development for the Dublin office market has been the increased activity of companies starting to relocate elements of their UK businesses to Dublin. Recent examples include JP Morgan agreeing to buy an office building in the South Docks area, and Barclay's Bank taking increased floor area in the city centre. The office occupational market has improved in recent years with transactional levels running at or above long term averages and rental growth having come back to the market strongly. As a result of the exceptionally strong office rental increases in Dublin city centre, more tenants are now considering relocating to the suburbs, where rents are at least half the city centre levels.

Recent activity in the wider Sandyford/Leopardstown office market includes Allied Irish Banks plc announcement in March that the company has agreed to lease a new 14,083 Sq.M (151,586 Sq.Ft) office building in Central Park at a rent equal to approximately €28psf. Indications are that Bank of America Merrill Lynch is also set to increase their presence in the area, with the bank already located in Block D Central Park.

## Details & Selling Agents

### Title

We understand the property is held Long Leasehold.

### Solicitor

Cian McGinley, Eversheds Sutherland  
One Earlsfort Centre, Earlsfort Terrace, Dublin 2

### Guide Price

Offers are sought in the order of €9,500,000

### Building Energy Rating



### Viewings

Viewings are strictly by appointment only with sole selling agents Lisney. For further information please contact:

#### Christopher Belton

01-638 2700  
cbelton@lisney.com

#### Duncan Lyster

01-638 2700  
dlyster@lisney.com







The Lisney logo consists of a red square with a white border. Inside the square, the word "Lisney" is written in white, bold, sans-serif capital letters.

**Lisney**

**St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2,  
D02 PH42.  
Tel: +353 1 638 2700**

These particulars are for guidance only and do not form part of any contract. All statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendor and none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchasers shall satisfy themselves by inspection or otherwise as to the 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 or the purchaser. They are issued on the understanding that all negotiations will be conducted through this firm. Lisney PSRA: 001848.