

OFFICE BUILDING FOR SALE BY PRIVATE TREATY UNIT B1, NUTGROVE OFFICE PARK, RATHFARNHAM, DUBLIN 14

BER G



01-638 2700

- Modern four storey semi-detached office building
- Extending to approximately 1,063 sqm (11,433 sqft)
- 12 designated car spaces
- Suit owner occupiers or investors
- Unit in shell condition
- For sale with vacant possession
- Excellent South Dublin location
- Turnkey fit out available



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 close to 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 four storey office unit within Nutgrove Office Park. The park comprises of 6 office blocks completed in circa 2007.

The office accommodation is in shell condition and the office space is open plan throughout. At ground floor level there is a staircase and a lift shaft that have access to all floors.

ACCOMMODATION

Description	Sqm	Sqft
Third	266.47	2,868
Second	266.47	2,868
First	266.47	2,868
Ground	263.70	2,838
Approximate Gross Internal Floor Area	1,063.10	11,443

The property also benefits from 12 designated car spaces.

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

VAT

We are advised VAT will not be applicable to the sale.

TENURE

We understand the property is held long leasehold for a term of 999 years.

DUBLIN

St. Stephen's Green House,
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PRICE

Offers are sought in the region of €1,300,000 (in shell condition).

BER INFORMATION

BER: G.

BER numbers available on request.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

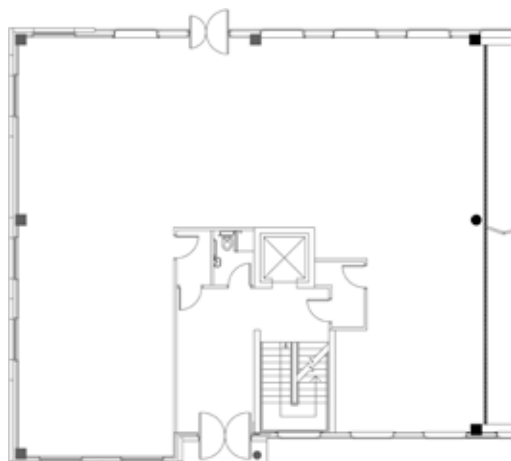
Duncan Lyster 01-638 2743 dlyster@lisney.com

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FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY
GROUND FLOOR



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. PSRA No. 001848.

