

13 HOLLY AVENUE, STILLORGAN INDUSTRIAL ESTATE, STILLORGAN, CO. DUBLIN



01-638 2700

- Two storey semi-detached warehouse extending to approximately 1,578 sqm (16,990 sqft)
- Passing rent of €125,000 per annum
- Leased to Diarson Ireland Limited who also occupy two other properties in the estate
- 17.3 year lease from 26 October 2010
- Unexpired lease term of 3.3 years to break and 10.3 years to expiry
- Tenants not affected by sale





LOCATION

The property is located on Holly Avenue in Stillorgan Industrial Estate, an established business park less than 10kms south of Dublin City Centre.

Stillorgan Industrial Estate is regarded as a prime industrial location. It is less than 1km from the M50 (junction 14) which allows access to all main arterial routes and leads directly to Dublin Airport and the Port Tunnel. The LUAS is close by with the Stillorgan stop for the Green Line less than 800metres away; the area is also well served by numerous bus routes.

Occupiers adjacent to the subject property include AIB, Merrion Fleet Management, RR Donnelly and Skill Zone.

The area surrounding the estate is both commercial and residential. On the opposite side of Blackthorn Drive (from which the park/estate is accessed) is Beacon South Quarter a development established between 2006 and 2008. It comprises approximately 800 apartments, retail shops, a supermarket, office accommodation, a private hospital and a hotel.

DESCRIPTION

The property comprises a semidetached industrial building which was built in the early 1980's. There is surface car parking to the front of the property and a loading area to the rear.

Internally the property has been laid out to provide for its current use as a pharmaceutical production facility. Inside the ground floor entrance is a reception and office area. The warehouse area beyond this had been extensively fitted out to provide workshop/laboratory space along with toilets, locker rooms and clean rooms. The first floor has been fitted out to provide for offices, canteen, toilets, plant rooms and storage.

The tenant also occupies the adjoining property, Unit 14 Holly Avenue. The tenant is responsible for full reinstatement of both properties to self-contained units on vacation of the property.

TENANCY

The property is let to Diasorin Ireland Limited formerly Biotrin International Limited.

Details of the tenancy are outlined below:

Term Commencement	26 October 2010
Term Expiry	2 February 2028
Break option date	02 February 2021 (subject to 12 months' notice in writing)
Rent per annum	€125,000

ACCOMMODATION

Floor	Sqm	Sqft
Ground	909.50	9,789
First	669.00	7,201
Total	1,578	16,990

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

ZONING

Under the Dun Laoghaire Rathdown County Development Plan 2016 – 2022 the property is in an area zoned Objective LIW "To improve and provide for low density warehousing/ light industrial warehousing uses".

VAT

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



TENURE

We understand the property is held Long Leasehold

BER RATING

Building BER: E1 rating, BER Number: 800584237

PRICE

€1,400,000

FURTHER INFORMATION/VIEWING

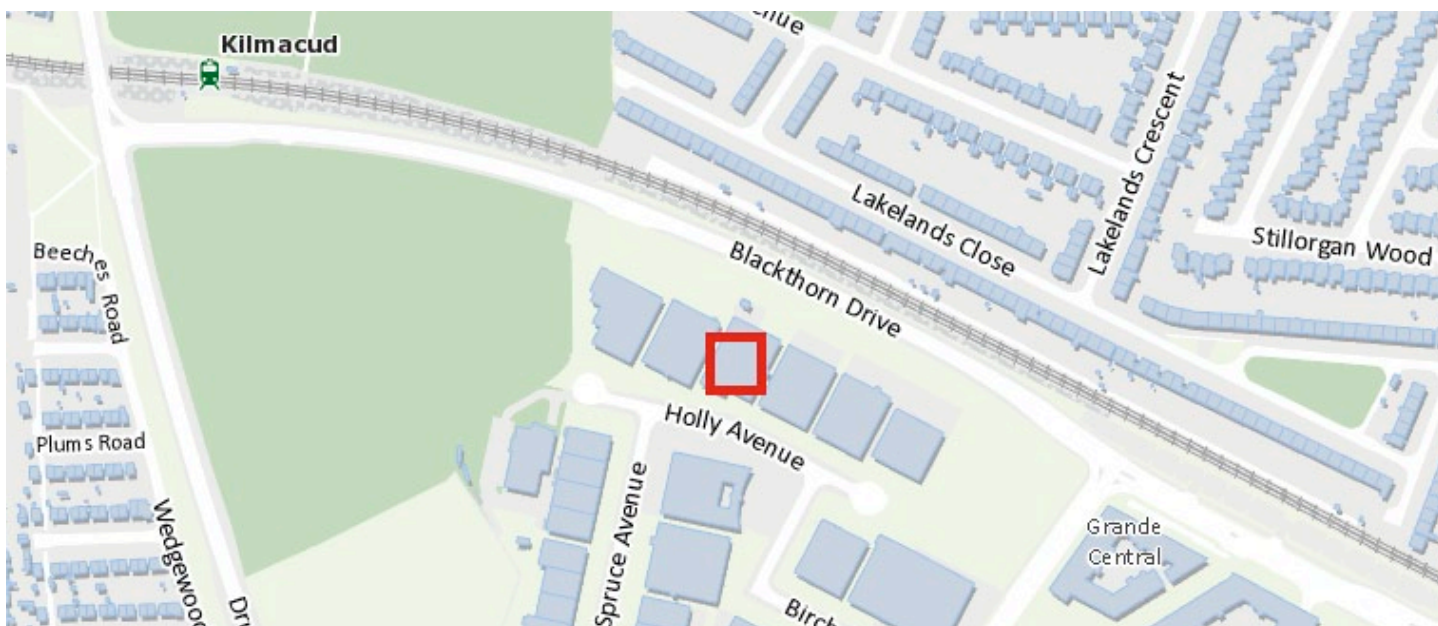
For further information or to arrange a viewing, please contact:

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