

INDUSTRIAL INVESTMENT (TENANTS NOT AFFECTED) UNIT 7A, DUNBOYNE BUSINESS PARK, DUNBOYNE



01-638 2700

- A modern detached industrial unit extending to approx. 931 sqm or 10,936 sqft
- Excellent industrial investment opportunity let to Scott Bader & Company Limited on a 25 lease from 2002 approximately 9 years unexpired
- Current passing rent €100,000 per annum
- Asking price of €900,000 represents a Net Initial yield of 10.17%
- Scott Bader vision net credit score of 100 out of 100





LOCATION

Dunboyne Business Park is an office and industrial development on the outskirts of Dunboyne Town. It is situated on the western side of the R157, approximately 0.5km north of Dunboyne Town Centre and approximately 1km south of the N3 national primary route from Dublin to Navan. Dunboyne is approximately 18km northwest of Dublin city centre and is an important strategic location within 4km of the M50 Dublin ring road which provides access to all the main national primary routes leading to the North and South of the country. The M3 Parkway is a Park and Ride railway station adjacent Dunboyne Business Park and the M3 Motorway (Pace Interchange Junction 5) and is approximately 3km travelling by car from the subject property.

Pharmaceutical company Shire have recently commenced work on its new €371 million biologics manufacturing facility on a 120 acre site at Piercetown, Co Meath. The Dublin-headquartered company also announced plans to create 400 jobs over the next four years as part of the investment that was announced in early 2016.

Facebook are currently investing approximately €200 million in a new facility at Clonee. The company first broke ground on the development in April 2016. The completed Facebook facility will extent to approximately 86,000sq m. these are two very significant property investments which are under construction in the local area.



Nearby M3 Parkway - Park & Ride Train Station



DESCRIPTION

The subject property comprises a detached industrial premises which includes two storey offices to the front and warehouse to the rear. The building is of steel portal frame construction with concrete block infill walls to 2.5m height, with metal decking to the exterior façade under a double skin pitched metal deck roof incorporating translucent roof lights. The warehouse area benefits from a floated concrete floor, fluorescent strip lighting, two roller shutter doors and an eaves height of approximately 6.6 metres. The office accommodation benefits from plastered and painted walls, suspended tile ceiling with recessed lighting, wall mounted electric storage heating, with double glazed aluminium framed windows and doors throughout. There are ground and first floor W.C's. and W.H.B. with car parking to the front and a secured yard to the rear.

**ACCOMMODATION**

We have measured the floor area of the property in accordance with the Measuring Practice Guidance Notes, as prepared by The Society of Chartered Surveyors Ireland.

The accommodation and approximate floor areas comprise:

Description	Sqm	Sqft
Two Storey Offices	303	3,261
Warehouse Area	713	7,675
Total	1,016	10,936

LEASE DETAILS

R.J. Manufacturing Limited (Landlord) and Scott Bader Company Limited (Tenant). Lease commenced 1st July 2002 for a period of 25 years. Initial rent IR £72,000 per annum (€91,421).

SERVICES

The main services supplied and connected to the property include; water, electricity, drainage, sewerage and telephone.

BER INFORMATION

BER: C1.

BER No. 800463804.

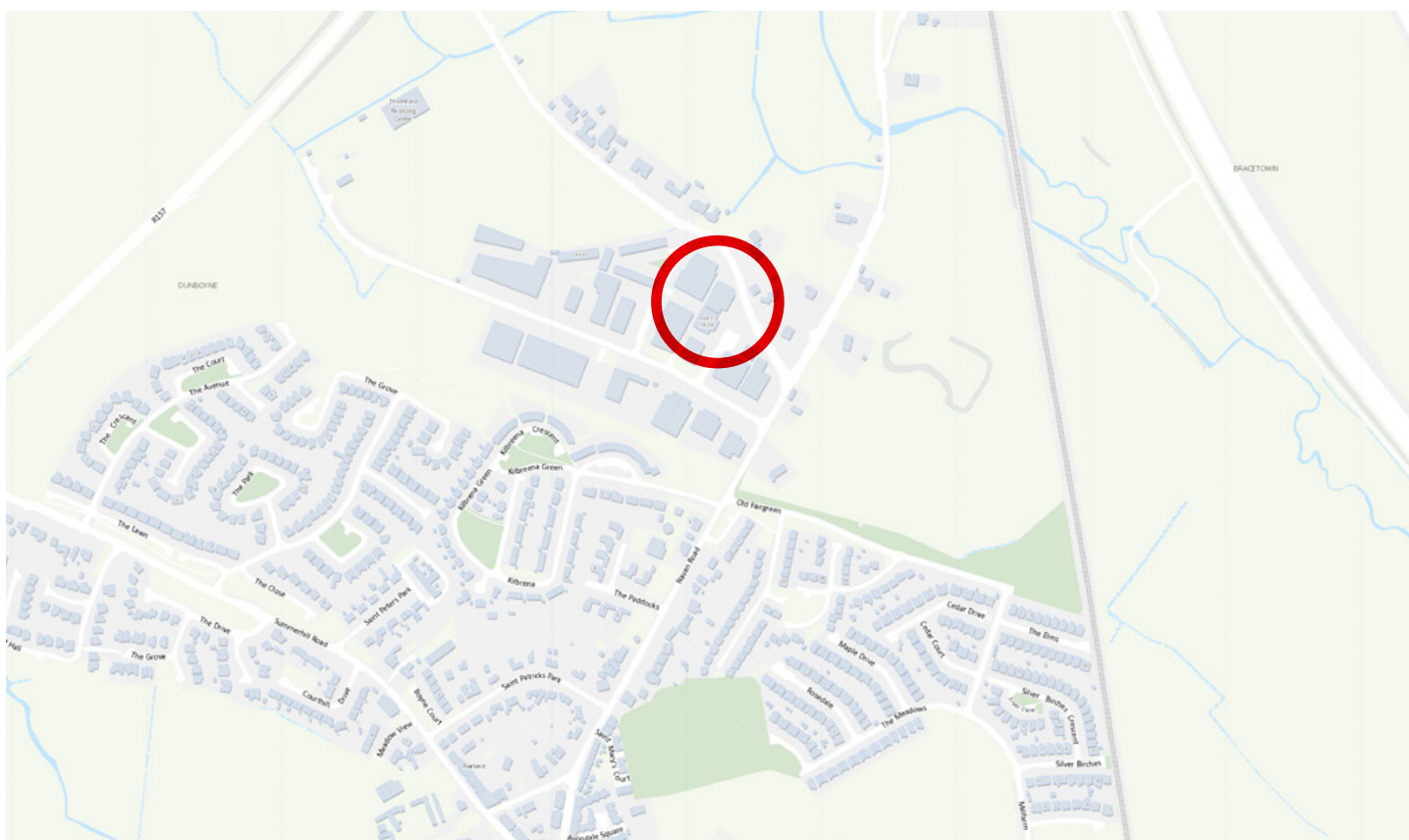
EPI: 237.01 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

