

PROPOSALS INVITED

OUTSTANDING HIGH END MEDICAL FACILITY THE PARK, CARRICKMINES, DUBLIN 18

BER B3



01-638 2700

- Excellent suburban high end medical facility on M50 at Exit 15
- Full fit out designed, costed and ready to complete
- Extensive visitor car park
- Statement façade with extensive glazing
- Generous floor to ceiling height
- Gross internal floor area approx. 6,890 sqft





LOCATION

The property is ideally located for high end medical use enjoying easy access to The Beacon, Blackrock Clinic, St Vincents and an extensive residential hinterland.

Carrickmines is an affluent suburb on Dublin's Southside benefitting from excellent transport links to the city. The Park has become a major centre since its development over ten years ago. Located off Exit 15 on the M50 motorway and close to M11/ N11 interchange, it is a highly accessible location.

The Luas Green line stop at Ballyogan Wood and there are numerous Dublin Bus routes that serve The Park which connect to the city centre and other important destinations.



DESCRIPTION

The property comprises a high end medical facility extending to across the entire of the first floor of this two storey commercial block known as The Holborne Building incorporating an impressive two storey atrium entrance with white oak flooring, polished stone and alucobond metal cladding.

The facility has been designed by Todd Architects as a cosmetic medical and surgical facility for day procedures, accommodating a generous corner reception, two operating theatres, some eight treatment / consulting rooms along with the associated relaxation, changing, administration, preparation & sterile areas, and toilet facilities.

The entire has been fitted to first fix with raised access floors, partitions, and certain air conditioning and other mechanical and electrical services. There is a generous floor to overhead slab height of 4200 mm which allows for extensive medical and other services. The entire is now ready to be completed.

GROSS INTERNAL AREA (GIA)

The floor area specified in the lease is 6,890 sq ft

PRIVATE CAR SPACES

Two private car spaces are provided

TITLE

We understand the property is held under lease dated 18 May 2017 for a term of 20 years from 18 May 2017 at a rent of €147,763 pa plus 2 car spaces at €1,000 pa per space. The lease is on a full repairing and insuring basis and rent reviews are provided for at 5 year intervals to open market value. A service charge applies.

There are beneficial break options in the tenants favour at the tenth and fifteenth anniversary of the term.

A copy of the lease is available from the agent.



SERVICE CHARGE

The budgeted service charge for 2018 is €15,822.14 plus VAT including the estate service charge and subject to variation.

Insurance for 2018 is €1,429.58.

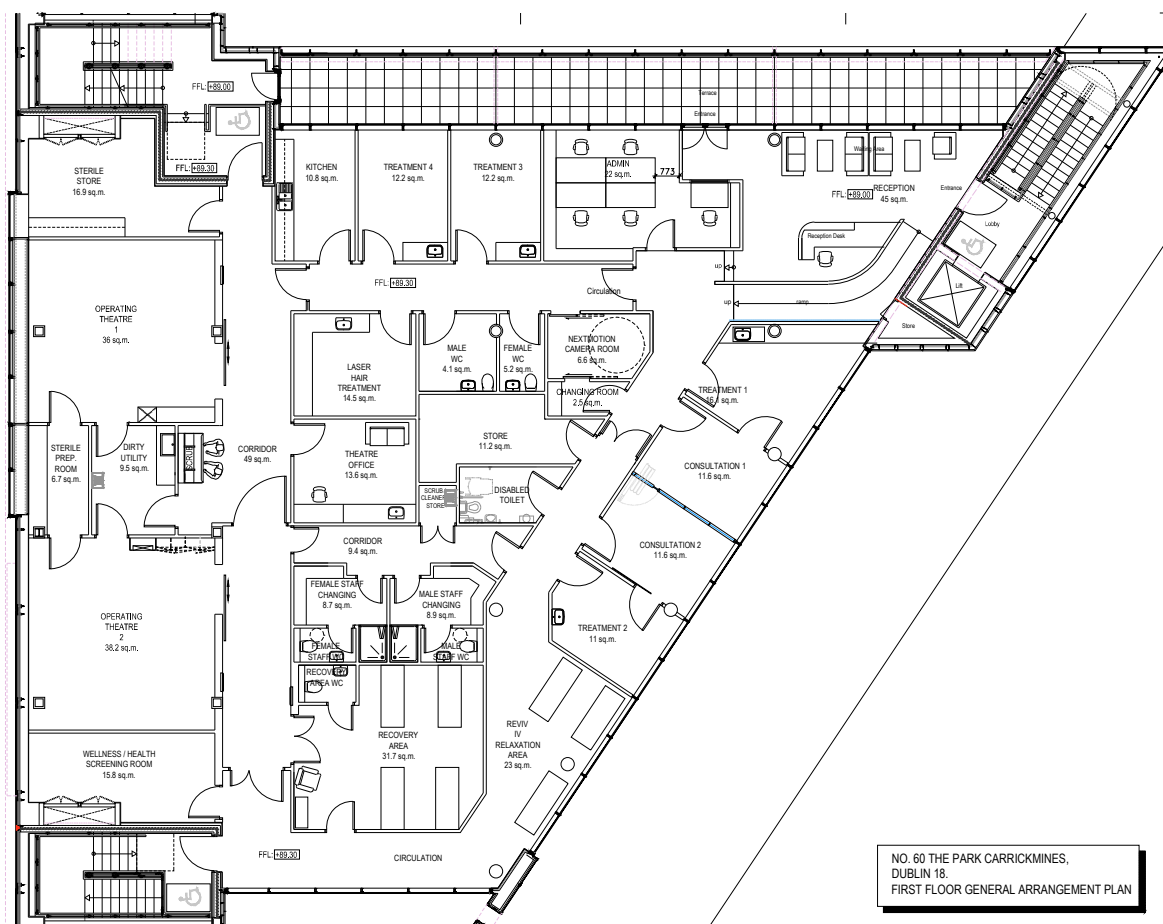
BER

The rating is B3 and issued 20 March 2013

The BER Number is 800157265

FURTHER INFORMATION / VIEWING

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NO. 60 THE PARK CARRICKMINES,
DUBLIN 18.
FIRST FLOOR GENERAL ARRANGEMENT PLAN

DUBLIN

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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

