

UNIT 6 THE COURTYARD, KILCARBERY PARK, NANGOR ROAD, CLONDALKIN, DUBLIN 22

BER C1



01-638 2700

- Modern own door office located in a busy business park
- 5 year lease from 1st June 2017 with no break option
- Current tenant has been in occupation since 2000 and have renewed their lease on a 4/5 year term since then
- Stepped rent increases to €35,000 per annum from 1st June 2019 (and €38,000 per annum for years 4 & 5)
- Net initial yield 9.10% (based on the average annual rent for the remaining lease term)
- The property includes seven designated car parking spaces
- Tenant not affected



LOCATION

The subject property is located within a development known as "The Courtyard", which forms part of Kilcarbery Park, a light industrial and own-door office development dating from the early to mid-2000s. The development is situated on the northern side of the New Nangor Road, approximately 14km to the west of Dublin City Centre and 4km west of Clondalkin village.

Kilcarbery Park benefits from good access to the M7/N7 (Dublin-Limerick Motorway) to the south and the M4/N4 (Dublin-Galway National Route/Motorway) to the north via the local roads network. In addition, Dublin Bus services are available along nearby New Nangor Road and commuter train services are also available to the north at Adamstown.

DESCRIPTION

The property comprises a mid-terrace office facility, with an open plan office and W.C. on ground floor with meeting rooms, canteen and W.C. at first floor level. The building is of concrete portal frame construction with concrete block infill walls finished externally with profile metal cladding façade. The entire is covered with a double skinned insulated metal deck roof. The property includes seven designated cars parking spaces. The office accommodation is finished to a high modern specification including suspended ceilings, air conditioning units, fluorescent lighting, plastered and painted walls and carpeted floors throughout.

ACCOMMODATION

The approximate gross internal area (GIA) is as follows:

Description	GIA sqm	GIA sqft
Entire	225	2,421

All interested purchasers are specifically advised to verify the floor area and undertake their own due diligence.

TENANCY

The property is leased to KLA-TENCOR Ireland Limited, on a 5 year lease from the 1st June 2017 at a stepped rent* of Year 1: €30,000, Year 2: €30,000, Year 3: €35,000, Year 4: €38,000, Year 5: €38,000. *Rents exclusive of VAT. The average rental income for the remainder of the term is €37,000 per annum (based on years 3, 4 & 5). KLA-TENCOR Ireland Limited have been occupying the subject property since 2000 and have renewed their lease on 4 and 5 year terms since then.

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TENURE

Long leasehold interest from the 1st July 1997 for 999 years subject to a peppercorn rent.

PRICE

Offers are sought in excess of €375,000, which represents a NIY of 9.10% (based on the average stepped rent remaining of €37,000 p.a) after the deduction of standard acquisition costs at 8.46%.

FURTHER INFORMATION / VIEWING

Strictly by appointment only with the selling agent Lisney.

For further information please contact:

Thomas Byrne 01-638 2770 tbyrne@lisney.com

BER INFORMATION

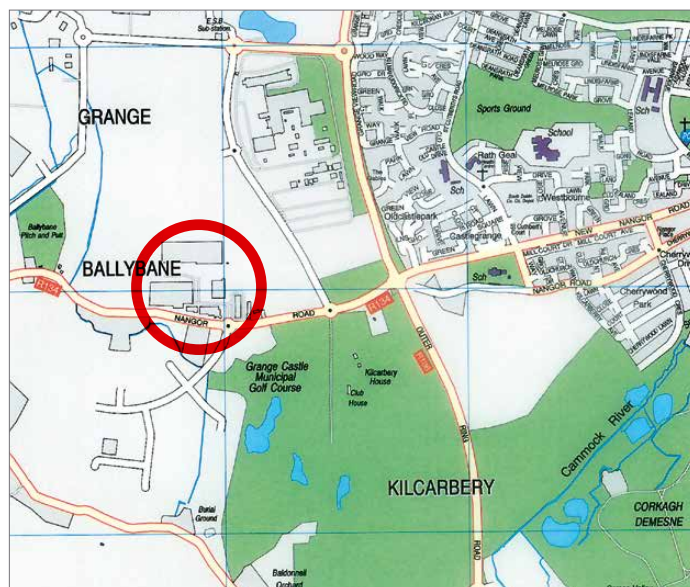
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EPI: 93.72 (kgCO2/m2/yr)

METHOD OF SALE

The subject property is for sale through the Lisney "Click to Purchase" online platform. Further details are available on request.



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

