

SANDYFORD OFFICE INVESTMENT

5A SANDYFORD BUSINESS CENTRE, BLACKTHORN ROAD, DUBLIN I8

BER D1



01-638 2700

- Self-contained office extending to 382.73 sqm (4,119 sqft)
- 12 surface car parking spaces
- 5 years to lease expiry
- Passing rent of €106,000 per annum
- Attractive net initial yield of 7.50%
- Tenant not affected by the sale





LOCATION

Sandyford Business Centre is located approximately 8km south of Dublin city centre, with access off Burton Hall Road and Blackthorn Road in the heart of Sandyford Industrial Estate. The immediate area is predominantly commercial in character.

There is excellent transport infrastructure and public transport links within close proximity to the property, such as Sandyford LUAS stop which is situated within a 4-minute walk of the property. Dublin Bus also operates a regular bus service towards the city centre and the south suburbs.

DESCRIPTION

Unit 5A comprises a two-story own door self-contained office unit located in Sandyford Business Centre. The accommodation is predominantly open plan in layout with some demountable partitioning providing cellular offices in parts of the building. A staff canteen area is provided at the first-floor level.

The property presents well and is finished to a high standard providing for raised access flooring, suspended ceilings, and ample floor boxes. Toilets are provided at ground and first floor levels.

TENANCY

The subject property is leased to Exaxe Limited t/a Majesco on a 20-year FRI lease which expires on 30th September 2024 at a passing rent of €106,000 per annum.

ACCOMMODATION

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

Description	Sqm	Sqft
Ground	195.40	2,103
First	187.33	2016
Total	382.73	4,119

* All intending purchasers are specifically advised to verify all floor areas and undertake their own due diligence.

ZONING

The property is zoned Objective OE (Office Based Employment) 'To provide for office and enterprise development' under Dun Laoghaire and Rathdown County Development Plan 2016-2022.

TENURE

We understand the property is held long leasehold.

SERVICES

We understand all main services are connected and supplied to the building.



BER RATING

Building BER: D1

BER numbers available upon request

VAT

The purchaser will be liable for any VAT (if applicable) arising out of the sale.

PRICE

Offers are sought in excess of €1,300,000 exclusive

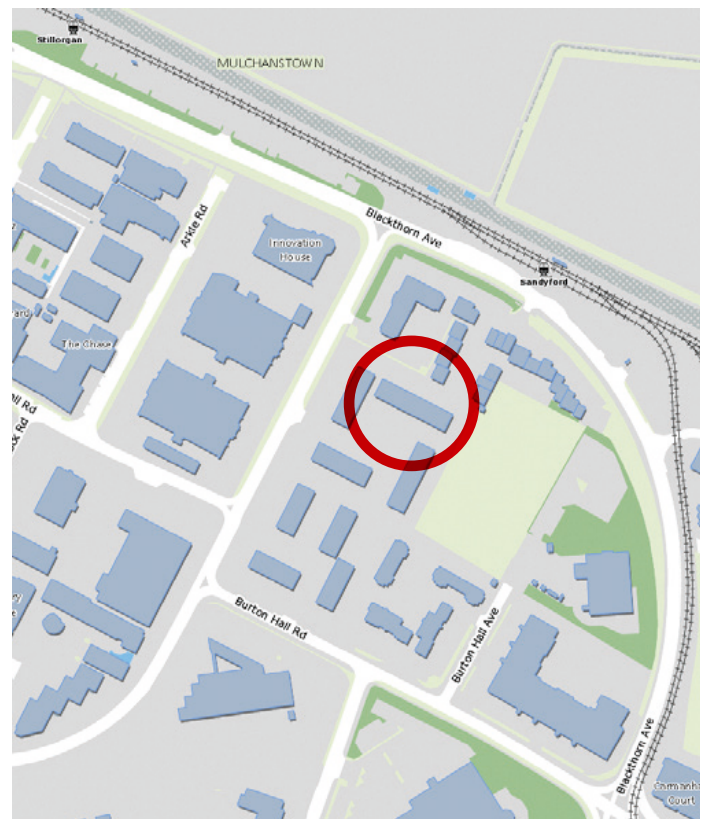
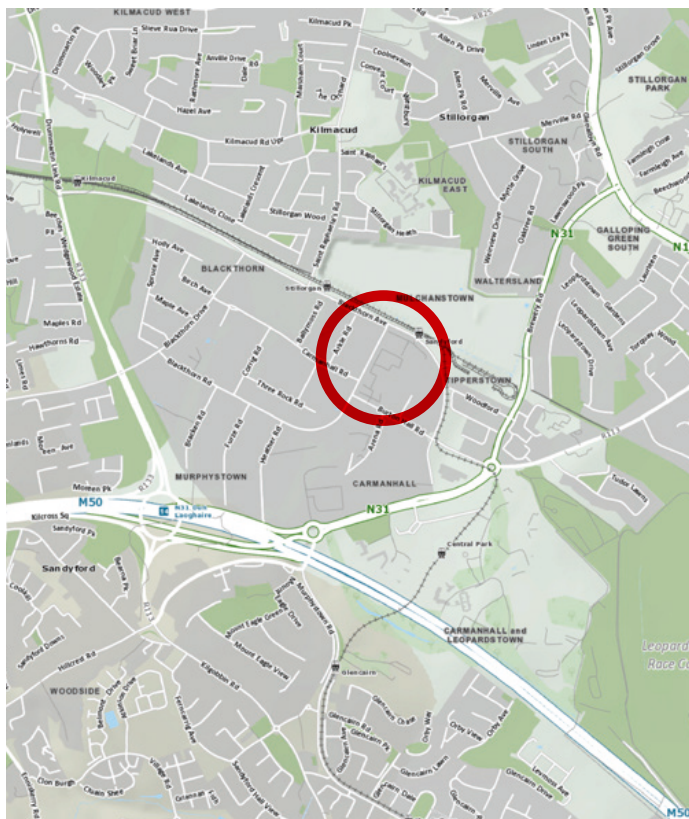
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling 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. Lisney PSRA No. 001848.

