

FOR SALE BY ONLINE AUCTION

Unbroken Multi-Unit Industrial Investment & Development Opportunity (S.P.P.)

OSSORY COURT

OSSORY COURT, 24 OSSORY ROAD, DUBLIN 3

TENANTS NOT AFFECTED

INVESTMENT SUMMARY

Multi-Unit Industrial Investment

Strong reversionary potential through leasing of the 8 vacant units

Lands Zoned ZI 'Sustainable Residential Neighbourhoods'

Residential Development Opportunity (S.P.P.)

25 individual industrial units

Ample surface car parking

Passing Rent of approximately €143,440 per annum

Guide Price €995,000

Net Initial Yield of approximately 13.11% (after standard purchaser costs of 9.96%)

Tenants not affected.





NB. For identification purposes only

LOCATION

Situated at the western periphery of East Wall, Ossory Court enjoys excellent positioning within this vibrant and dynamic neighbourhood, positioned just north of the City Centre. East Point Business Park, The IFSC, Grand Canal Dock and Dublin's Docklands are each within a 10 minute walk. Notably, recent enhancements to the area's amenities include the welcome additions of Aldi, Lidl, and Starbucks, all of which have established a presence in recent years.

The strategic proximity of significant transportation arteries including the Port Tunnel, East Link toll bridge, bus corridors, and Clontarf DART station, further enhances the advantageous positioning of the subject property.



10 minute walk to the City Centre, EastPoint Business Park, IFSC and Dublin Docklands.

Strategic proximity to;



PORT TUNNEL



EAST LINK TOLL BRIDGE



BUS CORRIDORS



CLONTARF DART STATION



M50/M1



NB. For identification purposes only





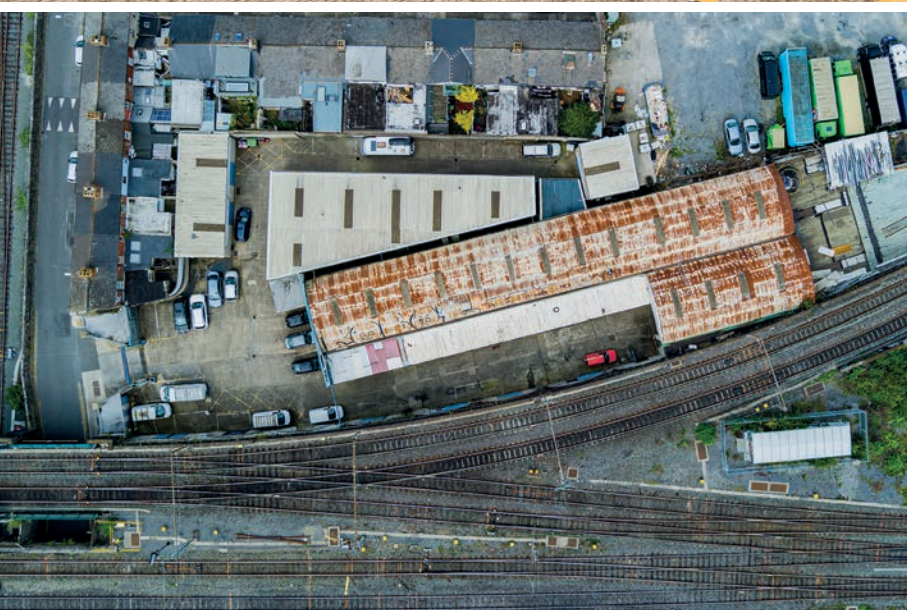
DESCRIPTION

Ossory Court is a self-contained, secure industrial estate accessed from Ossory Road, Dublin 3. There is an automatic GSM electric gate to the front, providing tenants access to the park 24/7. The property consists of a diverse arrangement of 8 railway arch units situated beneath an active railway line, accompanied by 17 industrial units of block construction, featuring a combination of asbestos and metal deck roofing. The units are designed with double-height ceilings, incorporating a mezzanine level within each unit to optimise the available space. There is undesignated parking throughout the industrial park for the exclusive use of the tenants.

ACCOMMODATION & RENT SCHEDULE

UNIT	TENANT	SQ.M.	SQ.FT.	RENT
A1	Vacant	65	701	-
A2	BAW Trans	65	701	€7,080
A3	Roccul Ltd	65	701	€7,080
A4	Vacant	65	701	-
A5	D3 Fuel Injection Services	65	701	€7,680
A6	Vernon Catering	65	701	€5,000
A7	Vacant	65	701	-
A8	Vacant	65	701	-
I	Vacant	89	958	-
1B	T-Shirt Co.	53	567	€48,000
2/3	T-Shirt Co.	245	2,640	-
4/5	T-Shirt Co.	229	2,467	-
6	Individual	407	4,379	€20,400
7	Farren Memorials	44	476	€7,200
8	Nspace Ltd.	44	476	€6,000
9	Vacant	102	1,099	-
10	Individual	85	920	€9,000
11	Individual	106	1,141	€9,000
12	Individual	92	986	€9,000
13	Vacant	90	973	-
14	Vacant	92	991	-
14B	T-Shirt Co.	40	431	-
15	Individual	60	645	€8,000
Total (25 Units)	Approximately	2,300	24,757	€143,440

Full tenancy information available upon request. All parties must satisfy themselves as to the accuracy of all floor areas.



TITLE

Please refer to agent.

GUIDE PRICE

€995,000.

VAT

Please refer to agent.

BER



Please refer to the data site to access the individual BER Certificates.

SOLICITOR

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VIEWINGS

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

METHOD OF SALE

For sale by online auction via offr

AGENT DETAILS

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PSRA Registration No. 003587.

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