



## BLOCK B

NUTGROVE OFFICE PARK, DUBLIN 14

MODERN SUBURBAN OFFICE BUILDING  
**FOR SALE - VACANT POSSESSION**



# EXECUTIVE SUMMARY

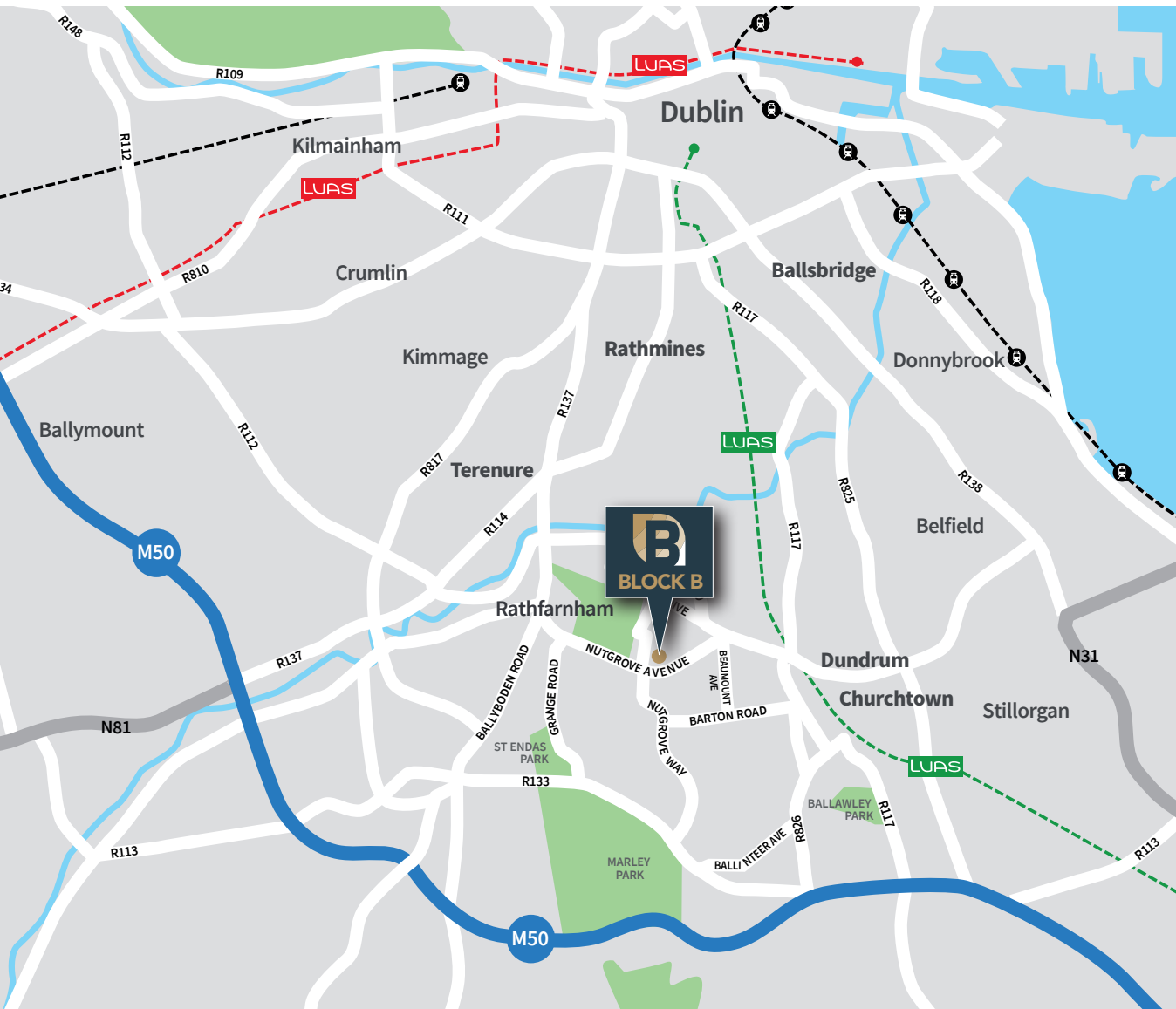
- Vacant Possession
- Extending to approximately 3,701 sq.m. (39,845 sq.ft.) GIA
- 45 surface car parking spaces
- Configured over three blocks with blocks B2 & B3 interconnected
- Approximately 2,638 sq.m. (28,400 sq.ft.) fitted accommodation with the remainder (Block B1) in shell and core
- Convenient South Dublin location in close proximity to M50 and Green Line Luas
- Genuine asset management opportunity
- Guide price in excess of €5,000,000
- Guide price represents a capital value of €125 per sq.ft, significantly below replacement cost.





# LOCATION

Nutgrove Office Park is located just off Nutgrove Avenue (R821) which is a busy thoroughfare for traffic coming from Rathfarnham and Churchtown. Nutgrove Shopping Centre and Dundrum Town Centre are situated nearby. Some surrounding occupiers include Lidl, Home Store and More, Dillon Solicitors and Valentia Technologies. The property is within easy reach of the M50 junction 13 approximately 4.2km to the south. The area is serviced by various Dublin Bus Routes and the Green Line Luas (Dundrum Stop) is approximately 1.8km from the subject property.









## DESCRIPTION

The property comprises a four-storey office building within Nutgrove Office Park. The park provides for 6 no. office blocks completed in c. 2001. The office accommodation is currently arranged over three blocks (two of which are interconnected) and is in a mixture of fitted (previously occupied) and shell and core condition. Block B1 is completed to shell and core specification whereas Blocks B2 and B3 provide fitted accommodation. General specification (Blocks 2 & 3) provides for carpet and tile covered raised access floors, plastered and painted walls, air conditioning, suspended acoustic tiled ceilings, air and aluminium framed double-glazed windows. 45 surface car parking spaces are demised to the property.





NUTGROVE  
SHOPPING CENTRE

NUTGROVE  
RETAIL PARK

  
BLOCK B





# SCHEDULE OF ACCOMMODATION

FLOOR	BLOCK B1 (SQ.M.)	BLOCK B2 (SQ.M.)	BLOCK B3 (SQ.M.)	TOTAL (SQ.M.)
Ground	264	491	166	921
First	266	491	169	927
Second Third	266	491	169	927
Third Floor	266	491	169	927
Car Parking	12	25	8	45
<b>Total</b>	<b>1,062</b>	<b>1,964</b>	<b>673</b>	<b>3,702</b>

\*All parties are to satisfy themselves as to the accuracy of any measurements provided.





## TITLE

Long Leasehold.

## GUIDE PRICE

Guide Price in excess of €5,000,000.

## VAT

Please refer to agent.

## BER



## VIEWINGS

All viewings are strictly by appointment through the sole selling agents ORE Real Estate Advisers.

## SOLICITOR

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## DATA ROOM

[www.blocknutgrove.com](http://www.blocknutgrove.com)

Access provided upon completion of NDA.





## AGENT DETAILS

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PSRA Registration No. 003587.

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