



OFFICE INVESTMENT FOR SALE

**UNIT 1 & 8,
DANVILLE BUSINESS PARK,
KILKENNY, CO. KILKENNY**

Tenants Not Affected

EXECUTIVE SUMMARY

The subject property comprises a fully let, modern 2-storey office building

Ground Floor - 210 sq.m. (2,260 sq.ft.)

First Floor - 213 sq.m. (2,298 sq.ft.)

Total floor area extending to approximately 423 sq.m. (4,558 sq.ft.)

Inclusive of 22 car parking spaces

Guide Price €650,000 reflecting a Net Initial Yield (NIY) of 9.49% (after standard purchasers costs of 9.96%)

Attractive capital value of approximately €143 per sq.ft.



LOCATION

Danville Business Park is located just off the Kilkenny ring road and is a purpose built office development on the outskirts of Kilkenny City.

Adjacent to the HQ of Glanbia and neighbouring business include Campion Insurance, Taxback International, Cairn, Prochem engineering, IFAC, Coillte, Glanbia, Banking 365, Insight HR, Orange Café and much more.

Located just 200m from the Kilkenny ring road which allows ease of access for all workers as they will avoid City traffic. From Bohernatounish Road, at the Bohernatounish roundabout, Continue straight through towards IDA Park. Danville Business Park is located just 200m on the left hand side.

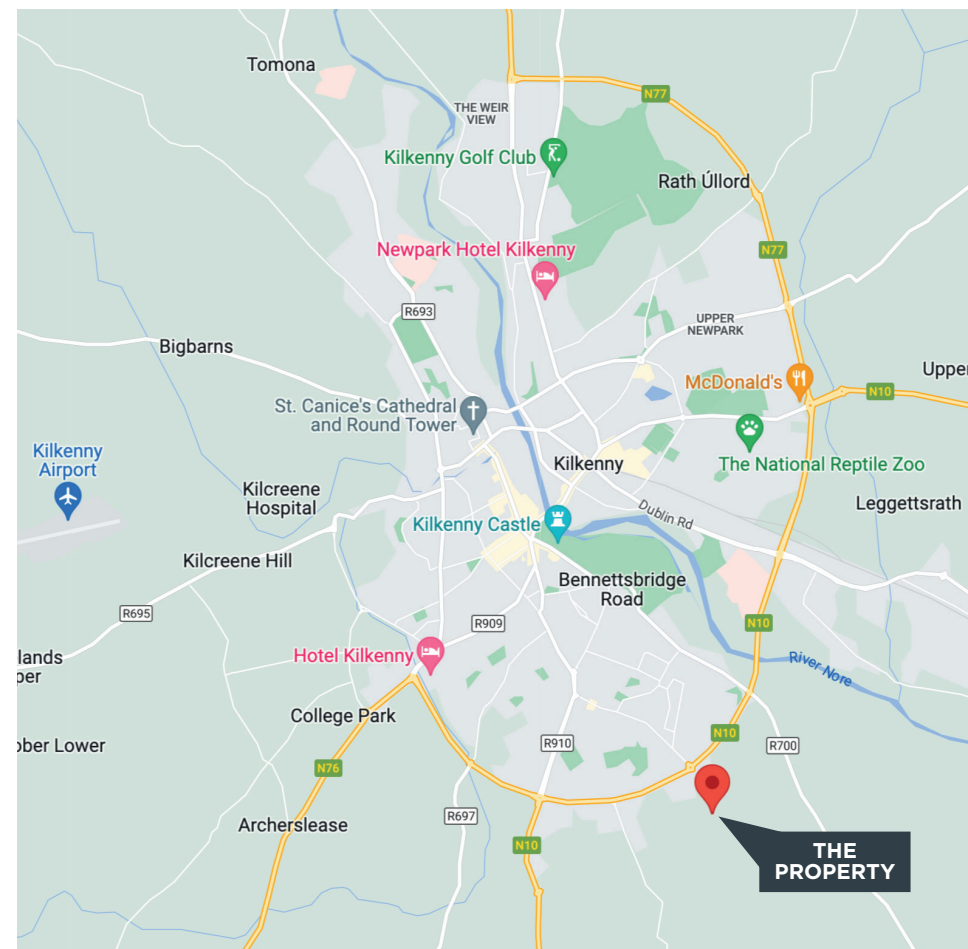
DESCRIPTION

Unit 1 & 8 comprises an end of terrace, modern two storey office building within Danville Business Park.

The subject property is in office use throughout and comprises a mix of open plan accommodation, and glazed cellular office accommodation. There are canteen and bathroom facilities on both floors, with access enabled bathroom facilities found at ground floor level.

Features include:

- ~ Suspended ceilings
- ~ LED lighting
- ~ Timber framed glazing
- ~ Carpet tiles over solid flooring
- ~ Air conditioning
- ~ Plastered and painted wall finishes
- ~ Perimeter trunking
- ~ There are 22 car parking spaces demised to Unit 1 & 8.



NB. For identification purposes only

TENANCY AND ACCOMMODATION SCHEDULE

FLOOR	TENANT	LEASE COMMENCEMENT DATE	TERM	BREAK OPTION	AREA (SQ.FT.)	AREA (SQ.M.)	PASSING RENT	CAR SPACES
Ground Floor	Aztec Financial Services (Ireland) Limited	20th February 2023	10 years	End of the 5th year	2,260	210	€33,900	8
First Floor	Carne Global Financial Services	23rd August 2017	10 years	N/A	2,298	213	€33,900	14
Total					4,558	423	€67,800	22



GUIDE PRICE

€650,000 reflecting an NIY of 9.49%
(after standard purchasers costs of 9.96%)
Capital Value of €143 per sq.ft.

VAT

Please refer to the agent.

TITLE

Please refer to the agent.

BER



VIEWING

All viewings are strictly by appointment through the agents Warren McCreery Auctioneers Valuers & Chartered Surveyors and QRE Real Estate Advisers.

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