



FOR SALE BY PRIVATE TREATY – OFFICE INVESTMENT

**UNIT 3, THE COURTYARD,
KILCARBERY BUSINESS PARK,
NANGOR ROAD, DUBLIN 22**



EXECUTIVE SUMMARY

Suburban office investment

Modern two storey office building

Extending to approximately 234.30 sq.m. (2,522 sq.ft.)

3 x surface car parking spaces

Let to Spiritualist Union of Ireland and LMC Energy Ltd

Passing rent of €29,568 per annum

Guide price €365,000

Net Initial Yield 7.37%

Tenants not affected.

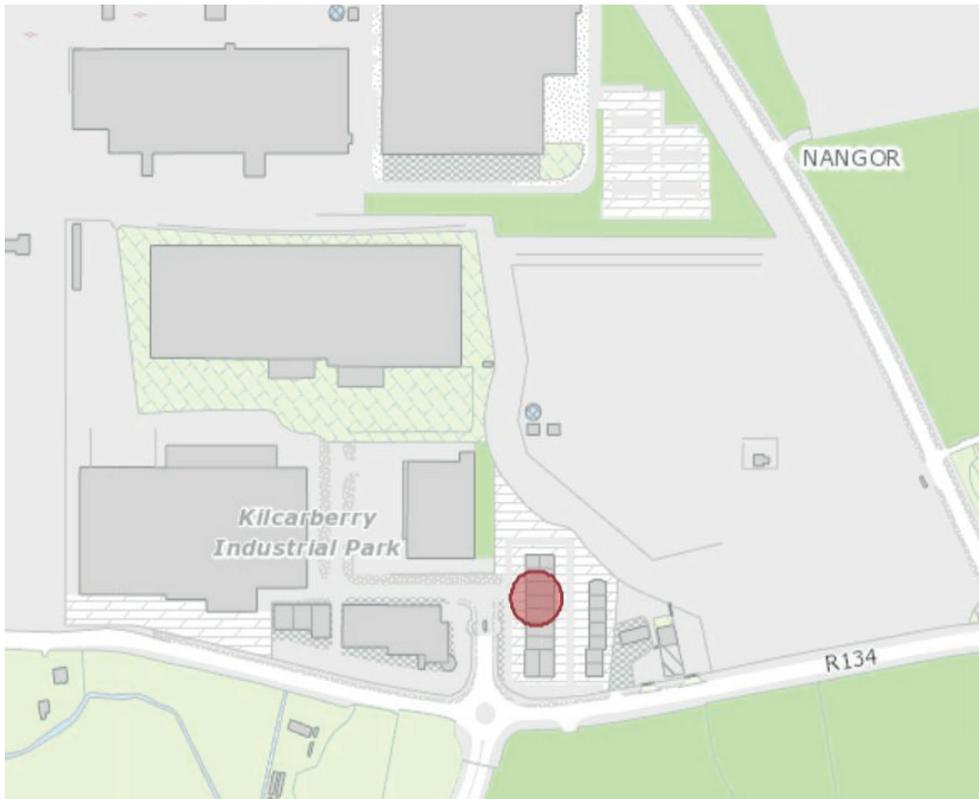


LOCATION

Kilcarbery Business Park is an established Business Park comprising 25 own door office units, providing in excess of 6,700 sq.m. (72,000 sq.ft.) of prime office and light industrial accommodation. The Park is situated directly opposite the main entrance to Profile Park on the R134 (New Nangor Road).

Notable adjoining occupiers include Microsoft, Pfizer, Google, BWG Group, Arysza and Microsoft.

The business park benefits from excellent access to the national road network with the M50 motorway providing direct links to Dublin Airport and Dublin City Centre.



DESCRIPTION

The property comprises a modern mid terrace two storey office building. The building extends to approximately 235 sq.m. (2,521 sq.ft.) GIA and has 3 surface car parking spaces. Internally, the ground floor provides for open plan accommodation, tea station and w/c to the rear. The first-floor accommodation provides for open plan office accommodation with a cellular office, canteen, storage, WC and 2* showers.

SPECIFICATION INCLUDES

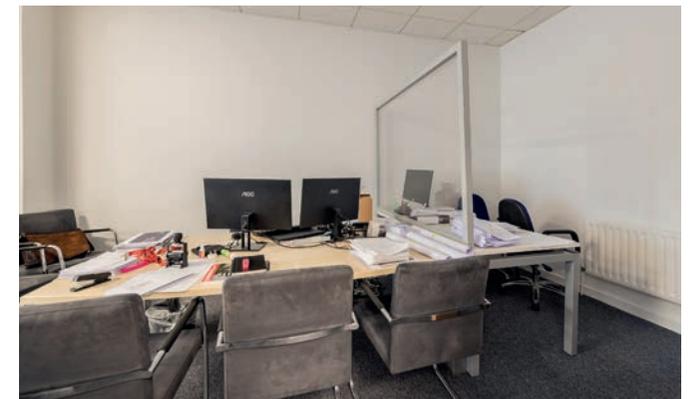
- Solid floors
- Perimeter trunking wired for power and data cabling
- Suspended ceilings with recessed fluorescent lighting
- Plastered and painted walls
- Air conditioning cassette units throughout
- GFCH
- CCTV.



TENANCY

Name	Floor	Size Sq.ft GIA	Lease Commencement	Term	Annual Rent €
Spiritualist Union of Ireland	Ground Floor	1,195	1st March 2018	4 years 9 months	14,784
LMC Energy Ltd	First Floor	1,327	1st June 2019	1 year	14,784
					Total €29,568

*NB: Prospective purchasers should satisfy themselves as to the accuracy of the above measurements.



TENURE

Long Leasehold.

GUIDE PRICE

€365,000.

VAT

Refer to Agent.

NET INITIAL YIELD

7.37%.

BER



BER Number: 800782518.

Energy Performance Indicator: 322.53 kWh/m²/yr1.24.

VIEWINGS

Strictly by appointment only.

SOLICITOR

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AGENT DETAILS

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PSRA Registration No. 003587

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