



**Lambert
Smith
Hampton**

01 676 0331
www.lsh.ie

For Sale

Investment property

Unit 6 Oak Road Business Park Nangor Road, Dublin 12



- High quality modern warehouse unit
- 380 .77 Sq M (4,099 Sq Ft)
- Producing €24,000 per annum (tenant not affected)
- Within close proximity to M50 & N7

Unit 6, Oak Road Business Park, Nangor Road, Dublin 12

Location



O.S. No. AU0000607

The property is located within Oak Road Business Park on the south side of Nangor Road, close to the Naas Road (N7). It is situated approximately 8.0 km (5.0 miles) west of Dublin City Centre and is less than 2.0 km (1.25 miles) from the M50 Motorway at Junction 9 Red Cow Interchange.

The Park is accessed at a major junction on the Nangor Road at the entrance to Park West Business Park and Western Industrial Estate. There are a number of public bus routes to the City Centre via Nangor Road. The LUAS Red Line, which links Tallaght with the city centre, is located within close proximity at Red Cow and Kylemore.

The immediate area is commercial in character with a number of high profile occupiers which include An Post, Diageo, Toyota & DHL to name just a few.

Property

The property comprises a modern mid terraced light industrial/warehouse unit incorporating two storey office accommodation to the front elevation.

The building is of concrete frame construction with concrete infill walls finished externally with an insulated metal cladding. The entire is covered with a double skin insulated metal deck roof incorporating perspex roof panels. Access to the warehouse is via one standard grade electric roller shutter door to the front elevation.

Office accommodation is finished with suspended ceilings incorporating fluorescent lighting, plastered and painted walls, electric storage heating with carpet floor coverings throughout.

There are 8 designated car parking spaces.

Accommodation

The estimated gross external floor area is as follows:

	sq m	sq ft
Warehouse	252.5	2,718
Ground Floor Offices	46.2	497
First Floor Offices	82.1	882
Total	380.8	4,099

Intending purchasers are advised to verify all floor areas

Services

All main services including water, drainage, electricity and telecommunications are connected to the property.

Title

Understood to be held under good long leasehold title.

Tenancy

The entire property is let to Lysandros Limited (now dissolved) however, there is a guarantee in place under the terms of the lease. The business continues to trade as Desk City under the terms of the same lease.

Occupied under the terms of a 20 year lease from 04 June 2004 on a full repairing and insuring basis subject to a contracted rent of €32,000 per annum.

We understand the rent has been abated and is currently discharged at the rate of €24,000 per annum, to include building insurance premium.

The lease term expires on 03 September 2024 and there are no break options.

BER

Ber Rating: B2
Ber Number: 800393191
Energy Performance Indicator: kWh/m²/yr

Price

On application

Viewing

Viewing strictly by prior appointment with sole agent.

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