

Industrial Investment

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For Sale by Private Treaty (Tenant not affected)

Unit 9, Century Business Park, Finglas, Dublin 11



- High bay industrial facility of approx. 1,927 sq. m., including approx. 267 sq. m. of two-storey offices.
- Excellent location within minutes of Junction 5 on the M50 and within easy access of Dublin Airport and the Dublin Port Tunnel.
- Let to Barsan Global Logistics IE on a 4 year lease from March 2017.

BER C1

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Location

Century Business Park enjoys a high profile location at the junction of St. Margaret's Road (R104) and Charlestown Place / Melville Road with access to the park located off Melville Road. The location is just 1km from Junction 5 on the M50 which provides rapid motorway access to all of the main arterial routes leading to Dublin city centre, to Dublin Airport and the Port Tunnel. There are excellent amenities in the immediate area with Charlestown Shopping Centre, which includes Dunnes Stores and Odeon Cinemas, located directly opposite Century Business Park.

The surrounding area comprises a mix of residential and commercial uses and occupiers in the area include U Store It, OPW, An Post and UPS. There are a number of public bus routes to Dublin city centre which is just 9km away.

Description

Warehouse

- Steel frame construction
- Full height concrete block walls with architectural cladding to external elevations
- 2 no. dock levellers
- 1 no. automated ground level roller shutter door
- Approx. 11m clear internal height
- Insulated metal deck roof with translucent panels
- High bay sodium lighting
- Sealed concrete floor

Office

- Suspended ceilings with recessed fluorescent lighting
- Perimeter trunking
- Carpeted floors
- Double glazed aluminium framed windows
- Gas fired central heating
- Reception area
- Kitchenette
- Toilets

Lease

The property is occupied by Barsan Global Logistics IE on the basis of a four year lease from March 2017 at an annual rent of €132,000. The lease is guaranteed by Barsan Global Logistics Ltd., who has a Dun & Bradstreet Rating of '2A' and a Risk Indicator of '2' which represents a lower than average risk of business failure.

Schedule of Accommodation

Approx. gross external floor areas:

Accommodation	Sq. m. (approx.)
Warehouse	1,660
Office	267
Total	1,927
Concrete Mezzanine	133

There is 29 designated car spaces included with the property.

All intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

Services

We understand that all mains services are provided and connected to the property.

Rates

The Rateable Valuation of the property is €158,936.52. The Rates Payable for 2020 are €28,545.

Service Charge

The Service Charge budget for 2020 is €23,029.52 exclusive of VAT.

Inspections

All inspections are strictly by appointment through the sole selling agent, Savills.

Price

On application

BER

BER Rating: C1

BER No. 800527384

Energy Performance Indicator: 199.47 kWh/m²/yr 1.03

Further Information

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