

For Sale - Industrial Investment Opportunity
(Under a new lease to Baxter Healthcare Limited)

Units 1-4, 88/89 Furze Road, Sandyford Industrial
Estate, Sandyford, Dublin 18 D18 EH32



INDUSTRIAL INVESTMENT OPPORTUNITY

- Approximately 21,365 Sq Ft on 1 acre
- Originally 4 individual units
- All let under a new 18 year 1 month full repairing and insuring lease until 8th November 2035
- Passing rent €307,400 per annum
- Sought after South East Dublin location





Location

- The unit is well positioned within Sandyford Industrial Estate on Furze Road
- Sandyford Industrial Estate is strategically located offering direct access to the M50 motorway which serves all major arterial routes around Dublin
- The unit is located approximately 10km from Dublin's City Centre, approx. 24km from Dublin Airport and only 2.6km from the N11 which serves the City Centre
- Located only a short walk from Beacon South Quarter and the Stillorgan Green Line Luas stop
- The area is host to a number of high profile occupiers including Microsoft, MSD, ICON Plc and Salesforce

Description

- Detached block of 4 individual light industrial units
- The units are of steel portal frame construction with double skin insulated metal deck roofs and perspex roof lighting
- Concrete block in-fill walls to a height of approximately 2.4 metres with insulated metal cladding above to roof level
- Reinforced concrete floor with power floated finish
- Clear internal height of approximately 7 metres
- Loading facilities provided by grade level up and over loading doors
- Two storey office accommodation comprising plastered and painted walls, suspended ceilings and recessed lighting
- The current tenant fitout includes extensive clean room and laboratory areas
- The property is located on a site of approximately 1 acre
- 64 car parking spaces



Accommodation

The approximate gross external floor area of the property is as follows:

UNIT 1	SQ FT
Warehouse	1,905
2 Storey Offices	3,541
Total	5,446
UNITS 2 - 4	SQ FT
Warehouse	7,686
2 Storey Offices	8,504
Total	16,190
Overall Total	21,636

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

Building Energy Rating

	Unit 1	Unit 2
BER:	E1	C2
BER No:	800231565,	800586158
EPI:	778.97 KWh/m2/yr,	338.09 KWh/m2/yr

Services

- All mains services are available including 3 phase power

Lease Terms

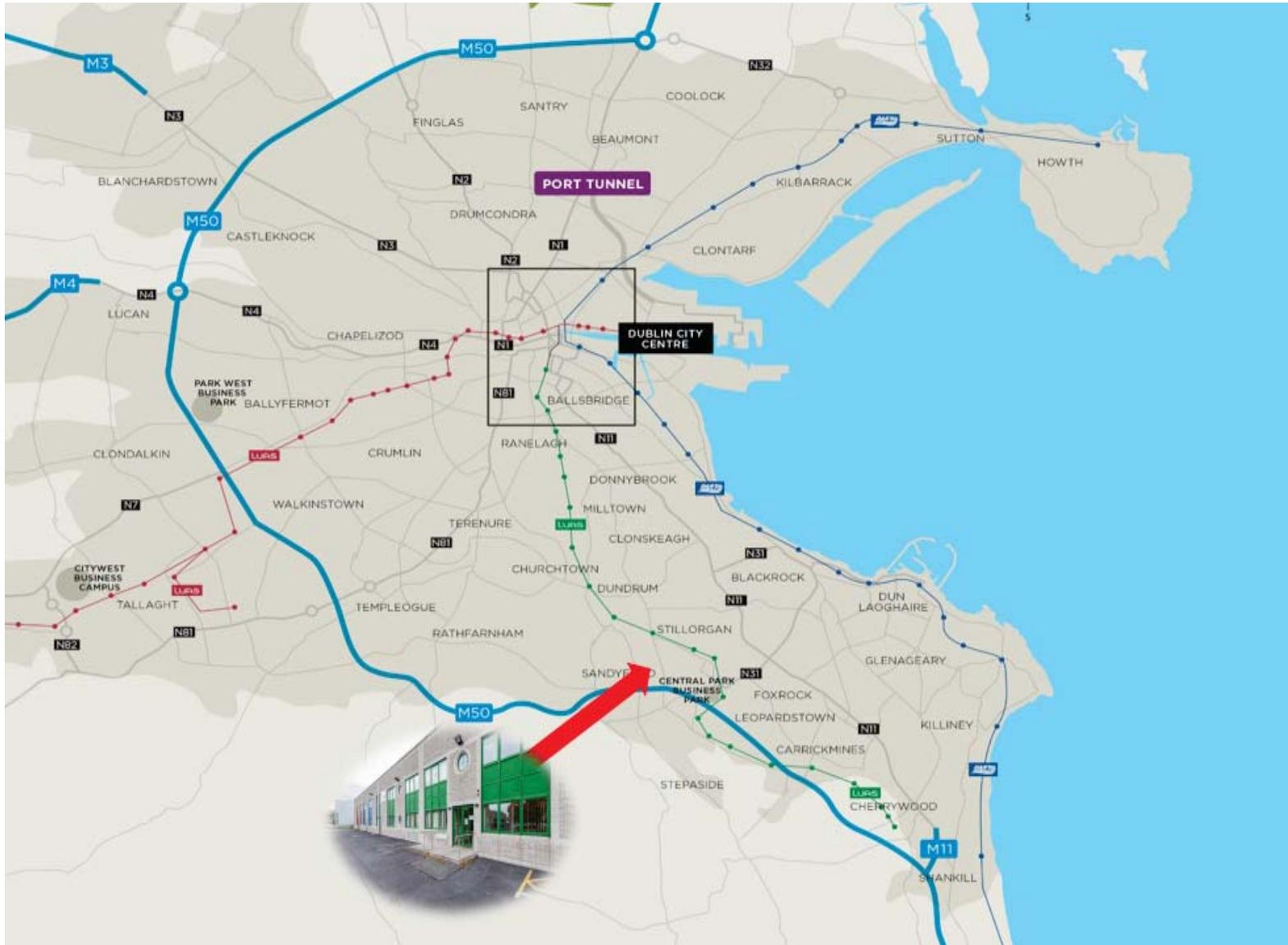
- The property is currently let under the terms of a new 18 year full repairing and insuring lease expiring 8th November 2035. The tenant is Baxter Healthcare Ltd
- Current passing rent of €307,400 per annum
- There are market rent reviews at the end of every fifth year
- There are break options on 8th November 2025 and 8th November 2030 subject to 12 month months prior written notice
- Deed of Renunciation signed by tenant

Covenant

- Baxter Healthcare Ltd is the UK and Irish arm of the global Baxter Healthcare Group, a leading manufacturer of renal and medical products
- Baxter Healthcare Ltd had a turnover of £406.38m in 2016 and an operating profit of £12.78m
- The company has shareholders funds of £92.57m
- The tenant offers a Vision Net score of 95 representing a low trade risk

Title

- The property is held under a long leasehold of 250 years from Dun Laoghaire Rathdown County Council



Price

- On application

Viewing

- Strictly by appointment with the sole agent

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