



For Sale

BER D1

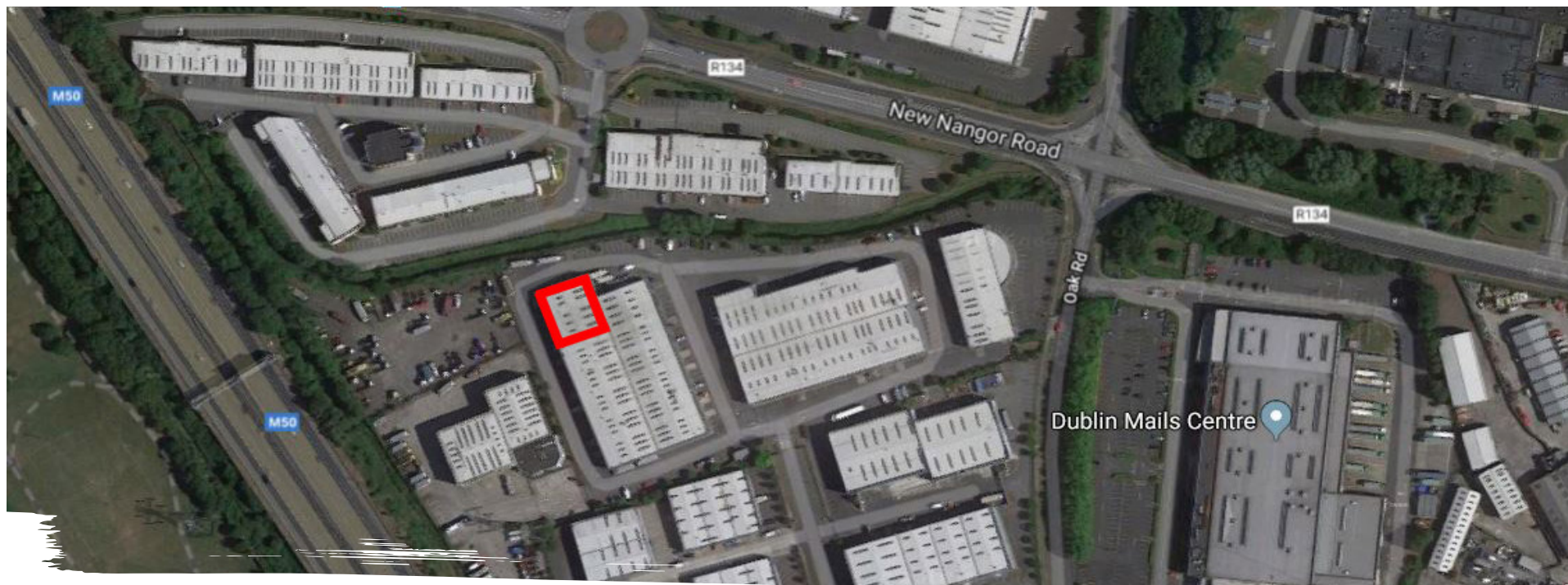
Units 12 & 13 Oak Road Business Park, Dublin 12 D12 T688

Secure Investment Opportunity ; 9,939 Sq Ft Modern Warehouse Facility (Tenant not Affected)

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Location

- The property is situated within Oak Road Business Park, a modern business park situated off the Nangor Road a short distance from its junction with the Naas Road/Longmile Road
- The estate is accessed via the Nangor Road at the junction of Park West Business Park and Western Industrial Estate
- Nangor Road is a strategic arterial route which connects Clondalkin and its commercial surroundings to the west with the Naas Road

Investment Summary

- Let under a 25 year full repairing and insuring lease from 29 June 2001 to John Dickinson Stationery Limited
- John Dickinson Stationery rebranded as Hamelin Brands Limited in 2008
- Hamelin Brands Limited had an operating profit of €3.4M in 2017 and a Vision Net score of 96, reflecting a low credit risk
- The passing rent is €100,000 per annum
- The rent is subject to 5 yearly upward only rent reviews
- The unit is sublet to NTS on a 7 year 6 month lease from 1 January 2018



Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse	6,808
Two Storey Offices	3,130
Total	9,939

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

Description

- Modern end of terrace light industrial facility comprising two interconnecting light industrial units. The building incorporates two storey office accommodation to the front elevation with warehouse space to the rear
- Open plan office accommodation incorporating suspended ceilings with recessed lighting, plastered and painted walls, electric storage heating and carpet coverings throughout
- Concrete frame construction and finished externally with an insulated metal clad and feature composite panel façade
- Clear internal height of approximately 7.0 metres
- 2 standard grade loading doors to the front elevation
- 3 phase power, gas fired warm air blowers and artificial lighting via strip tube lighting
- 19 car spaces provided



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Building Energy Rating

BER: D1
BER No: 800147597
EPI: 489.48 kWh/m²/yr

Terms

Price on Application






Viewing

Strictly by appointment only
with the sole agents

Terms

For Sale by Private Treaty
Tenant not affected

Travel Times

-  Red Luas Line – 6 mins
-  M50 Motorway – 11 mins
-  N7 Motorway – 11 mins
-  N4 Motorway – 18 mins
-  Dublin Airport – 30 mins

Enquiries

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