

# FOR SALE OFFICE INVESTMENT

9 Sycamore House, Millennium Park, Naas, Co Kildare



## Location

Millennium Park is located on the outskirts of Naas on the M7 Motorway just a 30 minute drive from Dublin City Centre via Ireland's only 3 lane motorway. It affords easy access to the M50/M1 and to the M9, M7, M4, M6 national traffic arteries. The Park is serviced by a new ring road network, enabling local traffic to bypass the town of Naas and facilitating Millennium Park employees to enter and exit the Park with ease. A new interchange is also planned to directly link Osberstown with the M7 Motorway in the near future. A recent announcement by Kerry Group to create 800 jobs on a designated site in the park will further enhance the location. A new interchange from the M7 Motorway into Millennium Park is scheduled to commence in late 2014. Sycamore House was constructed in early 2007 and forms part of the office portion of Millennium Park. The block is situated close to the entrance of the park within walking distance of the Sallins/ Monread Road roundabout. Occupies within the park include HSE, Roadstone AIB, and Horse Sport Ireland.

## Description

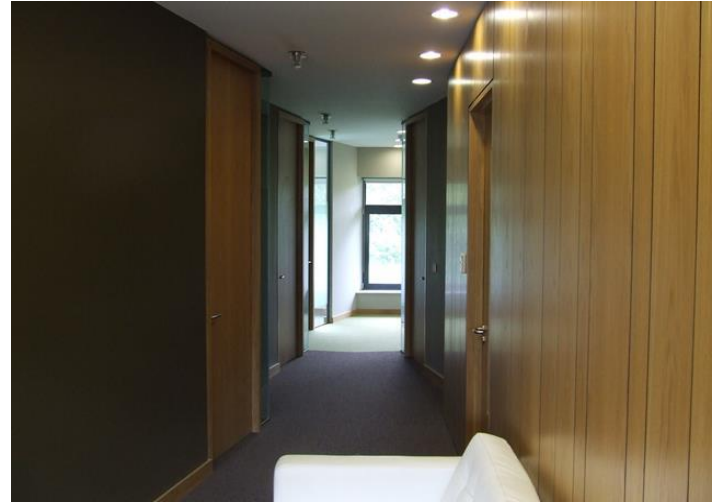
The subject property is located on the 1<sup>st</sup> and 2<sup>nd</sup> floors and is accessed via a lift and stairwell at either end of the block. The office is laid out as in two divisions with a total of 198 sq m (2132 sq ft) over both floors; accommodation per floor extends to 99 sq m (1066 sq ft). The property has been fitted out to an impeccable standard throughout is currently arranged as separate offices at both 1<sup>st</sup> and 2<sup>nd</sup> floor level with a spacious board room on the second floor. The property has suspended ceilings throughout, air conditioning, floor boxes with both and IT connections and a separate comms rooms. There are disabled toilet and kitchen facilities on each floor. There are 10 car park spaces allocated to the property.

## Building Energy Rating

C2 - BER No: 800118150

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## Tenancy

Fully let on a 4 year 9 month lease from 20 September 2012 at a current passing rent of €25,584 per annum exclusive. There is a tenant's option to determine the lease on the second anniversary.

## Quoting Price

We are instructed to seek offers in the region of €300,000 exclusive of VAT and stamp duty

## Viewing

By appointment only

## Further Information

Darac O'Neill

**Tel:** 045 856 604

**Mobile:** 087 965 6063

**Email:** [darac@oneilandco.ie](mailto:darac@oneilandco.ie)

## Accommodation

We understand the unit comprises the following floor areas:

Description	SQ M	SQ FT
First Floor	99	1066
Second Floor	99	1066
<b>Total</b>	<b>198</b>	<b>2132</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

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