

CARYSFORT HOUSE

CARYSFORT AVENUE. BLACKROCK
COUNTY DUBLIN A94 T2D5

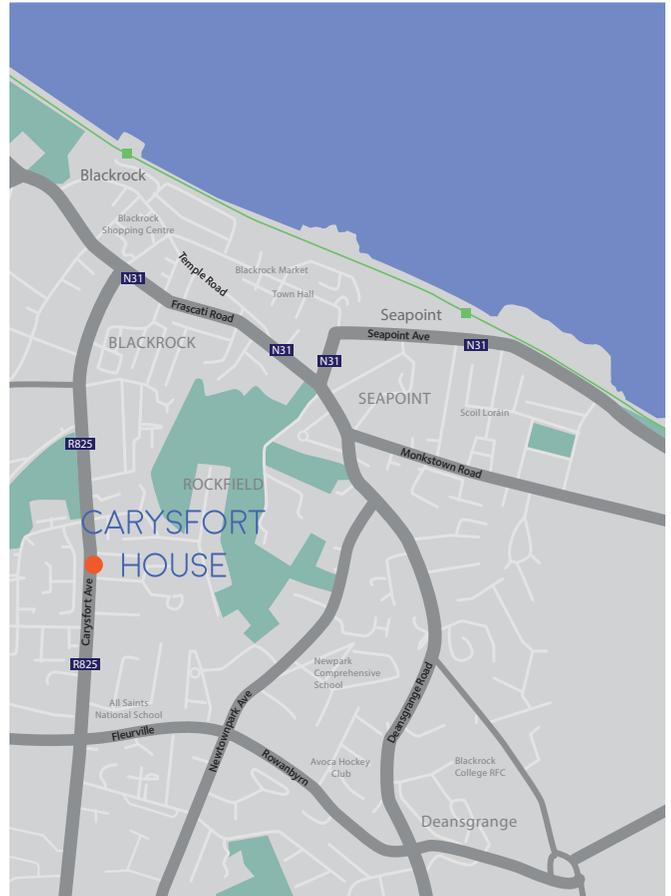
STATE BACKED LONG TERM
INVESTMENT OPPORTUNITY

(TENANT NOT AFFECTED)

BER C2

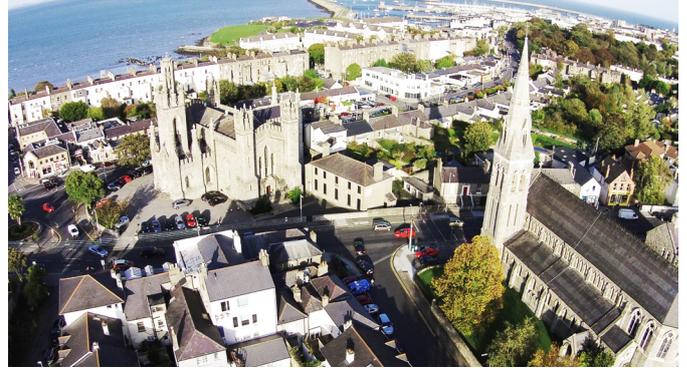
KEY SELLING POINTS

- High profile modern office with a NIA of approximately 939 sq m (10,109 sq ft)
- New long term lease from 1st December 2017 with over 11.5 years remaining
- Let to Tusla, a state backed agency
- Total passing rent of €335,000 per annum
- Completely refurbished by landlord and tenant undertaking significant fit out
- High profile location on Carysfort Avenue
- Excellent car parking ratio



LOCATION

Carysfort House is on Carysfort Avenue, close to both Blackrock and the N11. Blackrock is an affluent suburb on the coast, south east of Dublin City Centre. It is a highly accessible location with access to excellent road networks, the DART and numerous bus routes. The property is approximately 1 km from Blackrock DART station which provides high frequency train services to Dublin City.



Blackrock is an established suburban office location. Occupiers include Zurich Life Assurance, Allianz, Permanent TSB, Nursing and Midwifery Board Ireland, The Digital Marketing Institute and many others. The immediate area provides a mix of high value residential housing and commercial uses. The town has two shopping centres, numerous office buildings and a vibrant Main Street with a variety of cafes, restaurants and bars as well as leisure facilities.



DESCRIPTION

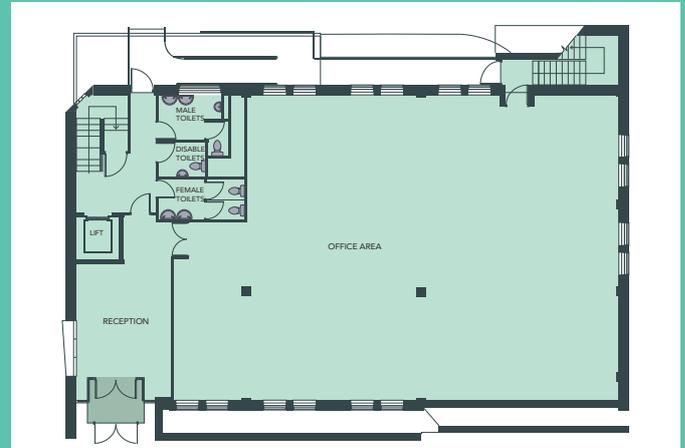


The building is a four storey modern office, extending to a net internal area of approximately 939.12 sq m (10,109 sq ft) or a gross internal floor area of approximately 1,139.61 sq m (12,267 sq ft). The property has recently been refurbished and is currently undergoing a significant tenant fit out. Internally the Grade A office accommodation features a newly installed air conditioning system, new centralised boiler system, raised access floors and suspended ceilings with recessed lighting. The office space benefits from panoramic views over Carysfort Park, with a roof terrace accessible from the third floor. Toilets are provided for on each floor with shower facilities at first and second levels. The building has basement and surface car parking providing 24 spaces.



FLOOR PLANS

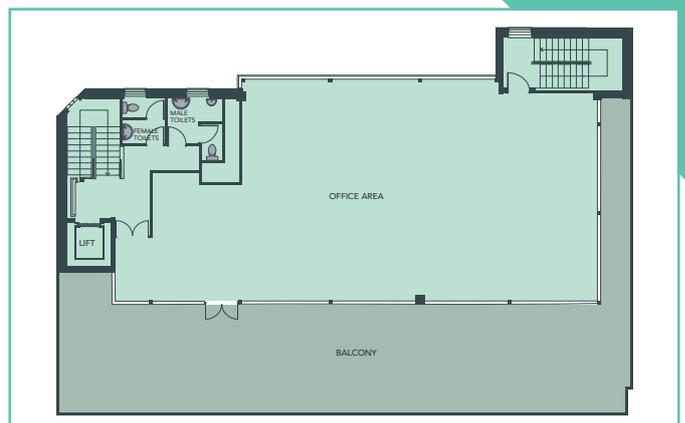
GROUND FLOOR



FIRST & SECOND FLOOR



THIRD FLOOR



ACCOMMODATION SCHEDULE

Floor	Net Internal Area		Gross Internal Area	
	Sq Ft	Sq M	Sq Ft	Sq M
Ground	2,685	249.48	3,302	306.78
First	2,878	267.34	3,419	317.59
Second	2,878	267.34	3,419	317.59
Third	1,668	154.96	2,127	197.64
Total	10,109	939.12	12,267	1,139.61

In addition to the above, the property includes 24 basement and surface car parking spaces accessed to the rear of the building along with a bicycle shelter.

All intending purchasers are specifically advised to verify any tenancy information, site area and measurements referred to herein and undertake their own due diligence.

TENANCY

The property provides a total passing rent of €335,000 per annum.

The entire office building is let to Tusla, the government backed Child and Family Agency, on a 12 year lease with no break options from 1st December 2017. The current passing rent is €305,000 per annum and is subject to 5 yearly market reviews.

In addition there are two separate licence agreements for telecommunications masts to Vodafone Ireland and Meteor Mobile Communications producing €30,000 per annum.

Further details are available upon request.

TUSLA

Tusla is a State Agency responsible for improving wellbeing and outcomes for children. The agency operates a range of essential services including, Child Protection and Welfare, Educational Welfare, Psychological services, Family Support among numerous other services.

Operating under the Child and Family Agency Act 2013 the agency has over 4,000 staff and has an operational budget of over €750 million.



VAT

We understand the sale will be VAT exempt. The tenant is not liable to pay VAT on the rent which is a significant benefit for a government tenant.



EPI: 397.95 kWh/m2/yr 1.3

CONTACT



PSP 002273

Brian Shields
Associate Director
Investment
brian.shields@eu.jll.com
00353 1 673 1678

John Moran
CEO and Head of
Investment
john.moran@eu.jll.com
00353 1 673 1600

John Bradish
Graduate Surveyor
Investment
john.bradish@eu.jll.com
00353 1 673 1630

DISCLAIMER

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.