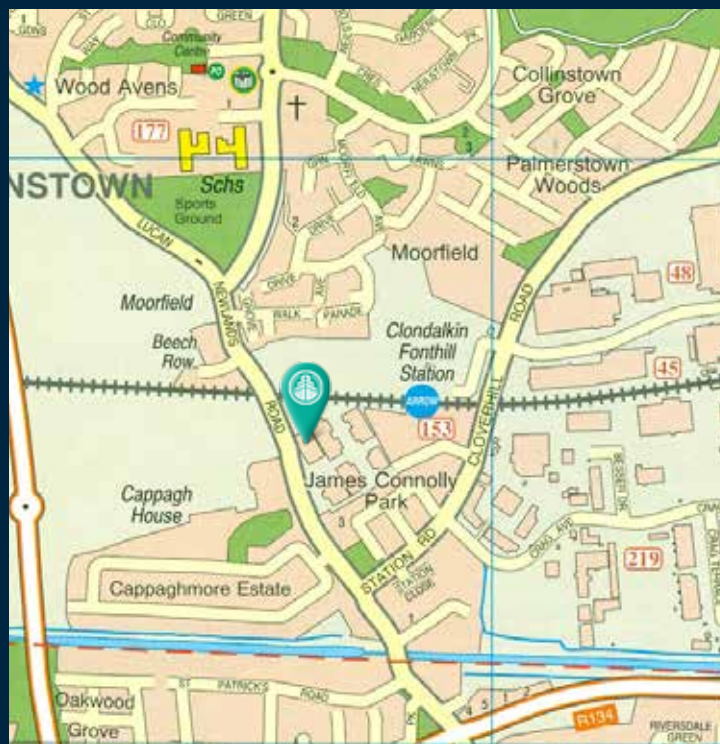




O.S. MAP



LOCATION MAP



Occupiers not affected

#### BER RATING

BER - **BER C1**  
 BER No: 800581373  
 EPI: 800581373

#### TITLE

Building - Long Leasehold  
 Site - Freehold

#### SOLICITORS

AMOSS  
 Warrington House  
 Mount Street Crescent  
 Dublin 2

Ref. Conor Rock  
 T: +353 1 2120400  
 E: conor.rock@AMOSS.ie



20 Clanwilliam Square, Grand Canal Quay Dublin 2  
 T: 1 662 3113 E: info@quinnagnew.ie  
 W: www.quinnagnew.ie PSRA 003454

Manus Agnew magnew@quinnagnew.ie +353 87 254 6391  
 Eoin O'Toole eotoole@quinnagnew.ie +353 87 791 3535

## UNIT A WEATHERWELL BUSINESS PARK AND ADJOINING REAR SITE CLONDALKIN DUBLIN 22

Investment/Owner-Occupier Opportunity

For Sale by Public Tender on Thursday 26<sup>th</sup> October 2017

Commercial building and adjoining site  
 66% Occupied  
 Income producing - €68,400 p.a.  
 Immediate reversionary potential

# FOR SALE

The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.

01 662 3113  
 www.quinnagnew.ie

On the Instructions of  
 MAZARS

QUINN  
 AGNEW





### LOCATION

The property and adjoining site occupy a prominent position in Weatherwell Business Park, a secure, managed business estate situated on the eastern side of Lucan Newlands Road, accessed to the South from the Nangor Road and from the N4 Lucan Road via Fonhill.

Weatherwell Business Park is located c.13 km west from Dublin City Centre and c.4.5 km from the N4/M50 intersection, facilitating direct access to Dublin Airport, Dublin Port Tunnel and the main arterial routes serving the country.

The estate comprises a divergent range of business and industrial type occupiers.

### DESCRIPTION

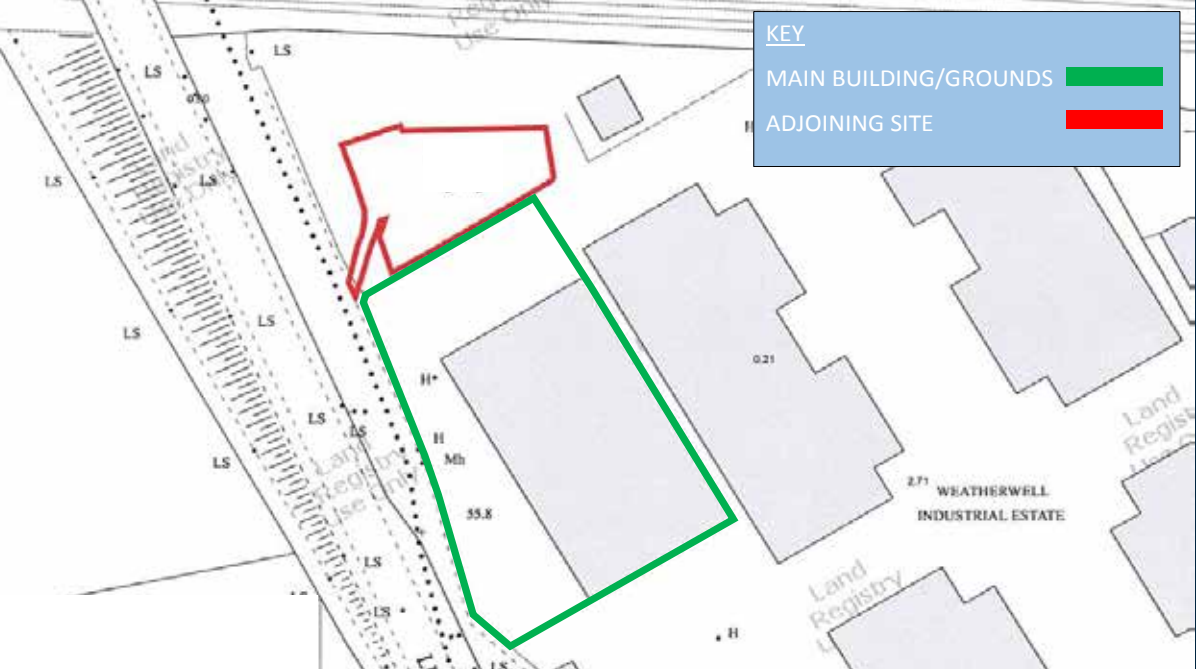
The property comprises a detached, modern, high bay industrial building encompassing original two storey offices.

The structure is concrete portal frame with block infill walls to full height and a metal deck roof incorporating 10% translucent roof lights.

Externally, a feature forticrete block finish is provided at ground level with metal cladding immediately over.

The adjoining site, which benefits from a concrete surface, is currently unsecured and is not located within the grounds of Weatherwell Business Park.

### SITE LAYOUT PLAN



### ACCOMMODATION/TENANCY SCHEDULE

DEMISE	OCCUPIER	TENANCY DETAILS	APPROX. FLOOR AREAS (GEA) DESIGNATED CARS	CURRENT RENT P.A. (EXCL.)
Part (Front) Warehouse, Ancillary Office /Stores	Vacant	N/A	758m <sup>2</sup> /8,160 sq.ft TBC car spaces	Nil
Part (Rear) Warehouse, Ancillary Office/Stores & Mezzanine	J & A Commercials & Auto Repairs Ltd.	10 years from 1 March 2015 Break Clause, 01 March 2020	837.4 m <sup>2</sup> / 9,014sq.ft. Mezzanine 1195.8m <sup>2</sup> /2,108 sq.ft 8 car spaces	€38,400
Original Two Storey Offices (Grd/1 <sup>st</sup> Floor) & Additional Offices (2 <sup>nd</sup> /3 <sup>rd</sup> Floor)	County Dublin Vocational Education Committee	10 years from 18 July 2014 Break Clause 18 July 2019	Original Offices 330.7m <sup>2</sup> /3,560 sq.ft 2Additional Offices 301.3m <sup>2</sup> /3,243 sq.ft Total 632m <sup>2</sup> /6,803 sq.ft 10car spaces	€28,000
TOTAL			32,227.4 m <sup>2</sup> /23,976 sq.ft.	€66,400
Adjoining Site	Vacant	N/A	0.07 Ha/0.18 Ac	Nil

Note 1 Not included in the total floor area  
 Note 2 This demise is occupied "free gratis"by way of an "Addendum"to the lease  
 Note 3 All intending parties are specifically advised to verify the floor areas and undertake their own due dilligence  
 Note 4 Occupiers are not affected by this sale

### SALES PROCEDURE

"Tenders" will be acceptedfor the property on Thursday 26<sup>th</sup> October 2017. "Tenders" should be submitted by 12 noon to the offices of Quinn Agnew, 20 Clanwilliam Square, Grand Canal Quay, Dublin 2.

