

FOR SALE

UNITS 2, 5, 8 & 11
NORTHWOOD COURT

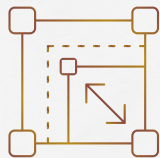
SANTRY, CO. DUBLIN



EXECUTIVE SUMMARY



Modern suburban office investment comprising 4 office suites.



Extending to approx. 626 sq. m. (6,742 sq. ft.) GIA



16 surface car parking spaces



75% Occupancy



WAULT circa 2.25 years (to lease expiry)



Total Passing Rent €93,800, opportunity to increase income



LOCATION

Northwood Campus is a well-established parkland estate spanning over 220 acres, seamlessly blending office, medical, residential, hospitality, and retail uses. The campus features a range of amenities including hotels, restaurants, and the Ben Dunne Health and Fitness Centre, and is also home to the world-renowned Santry Sports Surgery Clinic. Major office occupiers in the area include Meridian Global Services, BMW, Quest Diagnostics & Novo Nordisk reflecting the campus’s appeal to high-profile organisations. Ideally located between Dublin’s city centre and Dublin Airport, Northwood benefits from immediate access to the M50, Dublin Port Tunnel, and key national motorways. The area is well served by public transport, with the planned Metro North line set to include a dedicated station within the campus.



Proposed Metro
North Route



THE PROPERTY

The subject property comprises four individual units within a three-storey modern office building. In total, these extend to 626 sq. m. (6,742 sq. ft.) GIA along with 16 surface parking spaces.

The property was constructed in 2006 and features lift access to each floor, raised access floors, suspended ceilings, gas-fired central heating, with kitchenettes, WCs and showers in each suite. The four available suites are situated around the same internal core and provide almost identical floorplates ranging in size from 141 sqm (1,517 sq. ft.) to 168 sq. m. (1,806 sq ft) GIA.



THE MARKET

Market ERV in Northwood Business Campus is approx. €23 psf and €850 per car parking space. At these levels, unit 2 would achieve an annual rent of €44,434 per annum which would produce a total income of €138,235 by all four units.



FEATURES

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Zoned gas-fired central heating
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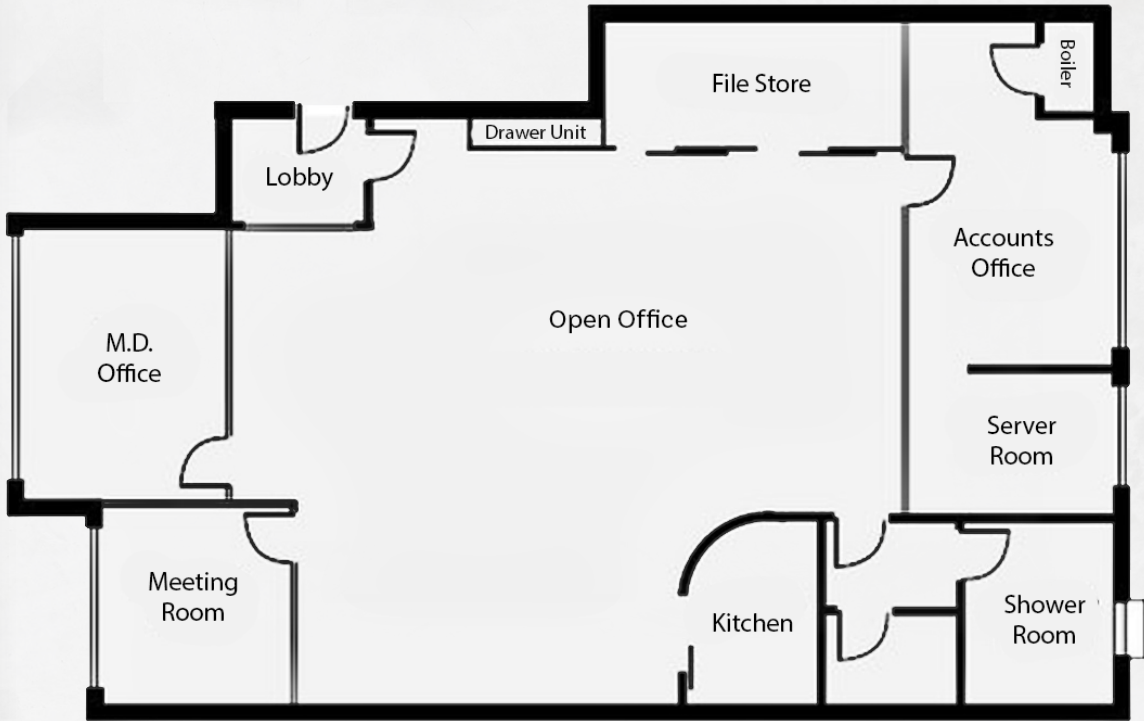
Suspended ceilings with recessed lighting
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Raised access floors
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Keypad access control to building
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Generous WC and shower provision

FLOOR PLANS



SCHEDULE OF ACCOMMODATION

Unit	Tenant	Size (Sq. Ft.)	Car Spaces	Rent per Car Space	Annual Rent €	Rent per Sq. Ft.	Lease Start Date	Lease End Date
2	Engage Procurement Limited	1,635	4	€750	€24,800	€13.33	01/04/2023	31/03/2028
5	X-Bolt Orthopaedics	1,806	4	€750	€34,000	€17.76	01/01/2021	01/04/2026
8	Vacant	1,784	4	N/A	N/A	N/A	N/A	N/A
11	Athena Trident Management	1,517	4	€750	€35,000	€21.10	01/04/2025	31/03/2028

BER



BER no available on request



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