

INDUSTRIAL INVESTMENT FOR SALE

# ROSEVILLE BUSINESS PARK

Turvey Avenue, Donabate,  
Co. Dublin

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Tenant Not Affected





Modern, detached office and warehouse facility

Extends to 16,025 sq ft (1,489 sq m)

Site of approx. 1.53 ha (3.78 acres)

Site coverage of just 8%

Let to Portakabin (Ireland) Limited, guaranteed by Portakabin Limited

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## LOCATION

Excellent connectivity to M1 

5 mins drive to Airport 

10 mins drive to Port Tunnel 

M50 (Junction 3) 6 minute drive 

16km north east of Dublin City Centre 

**Roseville Business Park is located in north Co. Dublin, approx. 16 km north east of Dublin City Centre and 3 km west of Donabate village.**

Roseville Business Park is an established industrial and logistics location adjoining Turvey Business Park, Red Leaf Business Park and Shannon Valley Centre. The Park is situated just off the M1 motorway (Junction 4), the motorway that links Dublin to Belfast - Ireland's two largest cities.

Accessibility is excellent, the M1 / M50 interchange (junction 3) is within a 6 minute drive time, Dublin Airport within 5 minutes and the Port Tunnel within 10 minutes.



The land is **zoned GE**, which is defined as - "to provide opportunities for general enterprise and employment" (Fingal Development Plan 2017 - 2023)

# DESCRIPTION

The property comprises a modern detached, facility with two storey offices to the front and warehouse to the rear, located on a large secure yard used for showroom / storage and assembly / reconditioning purposes. It is a large regular shaped site, with just 8% site coverage.

The property is of steel portal frame construction with a mix of concrete block infill walls and profiled metal cladding, all under a twin skin metal deck roof, incorporating perspex rooflights. The clear internal height is 6.73m, rising to a height of 9.1m at the apex.

The office accommodation comprises a reception, mix of open plan and partitioned offices, canteen, changing rooms, WC's and shower facilities. General specification includes plastered and painted walls, carpet tiles and suspended ceilings with inset fluorescent lighting and perimeter trunking for power and data points. The offices are fully air conditioned and benefit from gas fired central heating.



## Accommodation Schedule

Description	Sq M (GEA)	Sq Ft (GEA)
Warehouse	912.50	9,822
Offices	576.26	6,203
<b>Total</b>	<b>1,488.76</b>	<b>16,025</b>
Mezzanine	110.20	1,186

**P** 26 Car Spaces

Please note – All intending purchasers should satisfy themselves in relation to the floor areas.



Clear internal height of 6.7m rising to 9.1m at the apex



Large site of 1.53ha (3.78 acres)



Yard depth of 109m



26 car parking spaces





### Drive Times from Roseville Business Park

M50 (Junction 3) / M1	6 min
Dublin Airport	5 min
Dublin Port	13 min
M50 (Junction 5)	11 min
M50 (Junction 6) / M3	13 min
M50 (Junction 7) / M4	16 min
M50 (Junction 9) / M7	19 min
M50 (Junction 10) / Ballymount	20 min
M50 (Junction 11) / Tallaght	22 min





## TENANCY INFORMATION

The property is let to Portakabin (Ireland) Limited by way of a 25 year FRI lease from the 1st March 2003. The passing rent is €395,000 per annum, which will reduce to €245,000 per annum on the 1st March 2021 and is payable until lease expiry (1st March 2028).

The Tenant has the benefit of a break option on the 1st of March 2026, subject to 12 months' notice. The lease is guaranteed by Portakabin Limited who have an excellent Dun & Bradstreet rating of 5A1. Indicates excellent financial strength and minimal risk.



### TENANT

**Portakabin**



Portakabin are Ireland's largest supplier of modular and relocatable building systems for sale and hire. Operating in 10 countries, employing more than 1,750 people, Portakabin innovates, develops and delivers exceptional buildings, solving space problems and opening up possibilities for a huge variety of organisations, large and small. //





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