

For Sale - High Quality Industrial Investment

Unit 1 Stadium Business Park, Ballycoolin,
Dublin 11 D11 KR25



- Approximately 78,265 Sq Ft
- Let under a 20 year full repairing and insuring lease from 24 August 2007 with upward only rent reviews
- Total current rent €743,517.50 per annum
- Excellent profile position at the entrance to Stadium Business Park





Location

- Stadium Business Park comprises a 52 acre landscaped industrial park situated approximately 2.5km north east of Blanchardstown and approximately 13km south west of Dublin International Airport
- The Business Park has an excellent position close to the M50, the N2 and M3 where access to these motorways has been enhanced by significant road improvements in the area
- Excellent access to Dublin International Airport via the new N2/N3 link road to the Cherryhound Interchange
- Occupiers in the area include National Truck Rental, Harvey Norman, CRH and Lagan Group

Description

- Detached high bay distribution facility
- Twin span warehouse of steel portal frame construction with concrete block external walls to a height of 4m and insulated cladding above to roof level
- Insulated metal deck roof with perspex roof lighting
- Warehouse clear internal height of approximately 9m
- Loading access is provided by 8 dock level and 1 grade level loading doors
- Warehouse reinforced concrete floor with power floated finish
- Two storey office accommodation is provided to the front
- Office accommodation is finished with plastered and painted walls, suspended ceilings with recessed lighting and perimeter trunking
- The building is on a site of approximately 3.5 acres
- Substantial loading yard surrounds the building



Accommodation

The approximate gross external floor area of the property is as follows:

	SQ FT
Warehouse	68,577
2 Storey Offices	9,688
Total	78,265

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

Building Energy Rating

BER: C3
 BER No: 800564452
 EPI: 371.48 kWh/m²/yr

Services

- All mains services are available including 3 phase power

Lease Terms

Head Lease

- The property is let under a 20 year full repairing and insuring lease from 24 August 2007 with a break option on 9 November 2020 subject to 12 months notice
- The tenant is Viking Direct (Ireland) Limited
- Current passing rent €743,517.50 per annum
- Upward Only Rent Reviews at the end of every fifth year

Covenant

- Vision Net report available on request
- Low trade risk score
- Shareholder Fund €31.7m (2015)

Sub-Lease

- Sub-Let (with consent) to General Logistics Systems Ireland Limited (GLS) for a term of 7 years and 9 months, expiring on 26 June 2018
- The sub-tenant has an option to extend the sub-lease to 27 June 2019 on giving 6 months notice and further to 26 June 2020 on giving 6 months notice
- Current passing rent €440,000 per annum



Price

- On application

Viewing

- Strictly by appointment with the Sole Agent

For further information or inspections please contact:

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