



Title

We understand that the property is held on a long leasehold title for a term of 250 years from 1998.

Building Energy Rating

BER: D1
BER No: 800451858
EPI: 105.49 kWh/m²/yr

Viewings

Strictly by appointment with the sole selling agents.

Price

On application.

Solicitors

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For Sale by Private Treaty (Tenant Not Affected)
Unit 36, Fonthill Industrial Park, Dublin 22
Prime Industrial Investment



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- Fully let to An Post with an unexpired term of c.12 years
- Passing rent of €195,000 per annum (€8.75 psf) with upward only rent reviews
- Situated in one of Dublin's best industrial locations
- Modern high spec warehouse and distribution facility extending to 22,288 sq ft (GEA)





Location

Fonthill Industrial Park is approximately 11 kilometres west of Dublin City Centre on the west side of Fonthill Road, opposite its intersection with Coldcut Road.

Fonthill Industrial Park is one of the premier industrial and logistics locations in Dublin due to the high spec buildings, its accessible location and excellent transport links. The M50 / N4 interchange is 2.5 kilometres to the north east of the property providing easy access to Dublin city centre, the Airport, Dublin Port and all major national roads.

Other occupiers in Fonthill include Glanbia, Musgrave Group, Whirlpool and Amari. Liffey Valley Shopping Centre and Retail Park, one of Dublin's largest shopping centres, is in close proximity to the north-east of the property.

Description

Unit 36 comprises a modern detached warehouse facility with two storey office accommodation on a site extending to approximate 1.8 acres.

The building is of steel portal frame construction with concrete block infill walls to a height of 2.4 metres and insulated composite metal deck roof incorporating Perspex roof light panels. The building incorporates 2 no. dock level and 2 no. grade level loading doors. The warehouse has a minimum eaves height of approximately 9.7 metres. There are 65 car parking spaces on site situated to the front and both sides of the building.

The office accommodation is well fitted out with carpeted floors, suspended acoustic tiled ceilings with recessed fluorescent lighting, plastered and painted walls and gas fired central heating.

Accommodation

Floor	Sq. M	Sq. Ft.
Ground Warehouse, Office / Reception	1,859.10	20,011
First Offices / Staff Accommodation	211.50	2,277
Total	2,070.60	22,288

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



Tenancy

The property is let to An Post on a full repairing and insuring lease for a term of 20 years from 30th June 2008 at a current rent of €195,000 per annum. The lease has five yearly upward only rent reviews with the next review due in June 2018. There are no break options remaining in the lease.

Tenant Information

An Post is the State-owned provider of postal services in Ireland. They are a major commercial organisation providing a wide range of services which encompass postal, distribution and financial services. In addition to the national postal service, the company also provide money transmission services and agency services for Government Departments, the National Treasury Management Agency, the National Lottery and other bodies.