

FOR SALE BY PRIVATE TREATY (Tenant not affected)

Unit 3C, Swords Business Park, Co. Dublin



For illustrative purposes only

Light Industrial / Office Facility Investment Opportunity extending to approx. 396 sq m (4,262 sq ft)

Property Highlights

- The property consists of a mid terrace unit of approx. 396 sq m
- Situated in a highly accessible location in close proximity to the M1 / M50 motorway network.
- Currently let to Expd8 Ltd at an annual rent of €35,000 per annum
- Market rent review upon expiry of year 5 of lease

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Location

The property is located within Swords Business Park to the west of the M1 and adjacent to North Dublin Corporate Park. The M1 motorway corridor, provides ease of access to Dublin City Centre (just 22 km away) as well as Belfast City.

The park is approximately 2.7 km from Junction 4 of the M1, 6 km from Dublin International Airport, and 10 km from the M50 and Dublin Port Tunnel.

A wide variety of amenities are available in the locality including Swords Village, the Pavilions Shopping Centre and Airside Business & Retail Park. The area is well serviced by various Dublin routes, and will in the future be serviced by a light rail link via the Metro North.

Surrounding occupiers include Hertz, Total Produce, Euro Car Parks, LC Transport, Nightline Group and An Post.

Description

- The property consists of a mid terrace warehouse / office facility extending to approx. 396 sq m (4,262 sq ft) .
- The property comprises a steel portal frame construction with an insulated metal deck roof (incorporating translucent panels) over.
- To the front elevation of the building, there is a mix of architectural cladding and full height glazing to eaves level.
- Internally, there is a good mix of both private and open plan office accommodation arranged over ground and first floor levels.
- The ground floor comprises a fully fitted board room, kitchen / canteen area and WC facilities.
- The general office specification includes suspended ceilings with recessed lighting, a mix of laminate wood and carpet floor finishes, data / power sockets and air conditioning.

Schedule of Accommodation

Size	Size (sq m)	Size (sq ft)
Ground Floor Office Accommodation	198	2,131
First Floor Office Accommodation	198	2,131
Total Area	396	4,262

Tenancy Information

- The property is currently let to Expd8 Management Support Services, on a 10 year FRI lease from 20th February 2018.
- The current passing rent is €35,000 per annum (exclusive of outgoings).
- Tenant break option upon expiry of the fifth year, subject to nine months notice and a six month rent penalty.
- There is also a market rent review upon expiry of the fifth year.

BER Details

BER Rating: D2

BER No: 800622763

Energy Performance Indicator: 375.04 kWh/m2/yr1.56

Commercial Rates

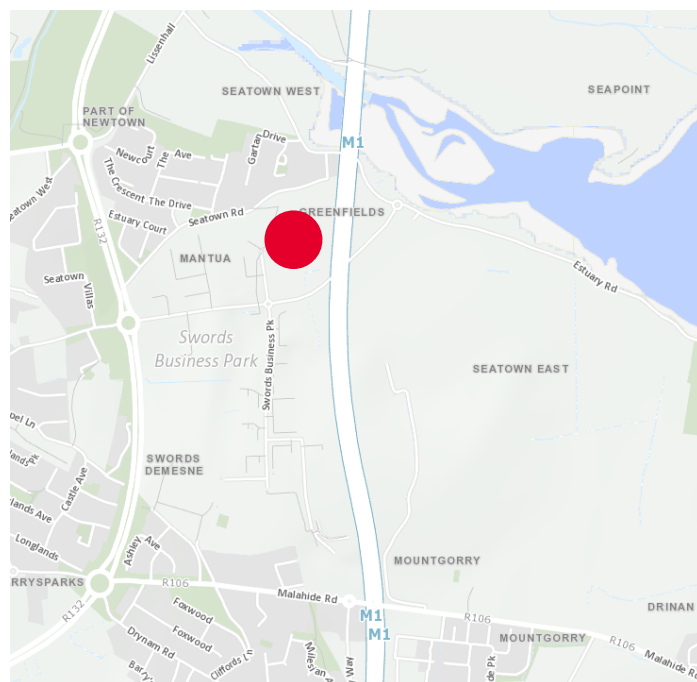
Rateable valuation of €59,800 x 0.147, therefore 2018 commercial rates are approx. €8,790.60 per annum

Price

€300,000 (exclusive of purchaser costs)

Viewings

View by appointment with the sole agents Cushman & Wakefield



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