



# ACCENTURE & WHELAN HOUSE

SOUTH COUNTY BUSINESS PARK, LEOPARDSTOWN, DUBLIN 18

Suburban Office Investment Opportunity

For Sale by Private Treaty : Tenants not Affected





# 'TWO DETACHED 3 STOREY OFFICE BUILDINGS EXTENDING TO 8,233 SQ M (88,621 SQ FT)'



## EXECUTIVE SUMMARY

- Exciting opportunity to acquire two office buildings in South County Business Park, an established and sought after office park
- Whelan and Accenture House are two detached three storey office buildings extending to approx. 6,014.9 sq m (64,743 sq ft) and 2,218.3 sq m (23,878 sq ft) respectively
- Both buildings are fully let with strong tenant line up and a WAULT of 3.4 years
- Modern third generation buildings with flexible layouts
- Superb transport links to include Luas Green Line located within a 10 minute walk, multiple bus routes, easy access to the N11 dual carriageway and M50 motorway
- The business park can boast a multitude of high end occupiers to include Microsoft HQ and SSE Airtricity. The park will benefit further from the development of a new fee-paying school to be used by 800 students and further office development with Microsoft's new 34,500 sq. m. headquarters as well as One South County, a new 12,000 sq. m. block under construction





## LOCATION

South County Business Park is an established business park, located off exit 14 on the M50. Situated just 12km from Dublin city centre, it is ideally positioned with excellent transport links and amenities for occupiers.

The Luas Green Line stop at Central Park can be reached in just 10 minutes on foot from the subject properties which provides direct access to Dublin city centre. Adjacent to the business park lies the M50, Ireland's orbital motorway as well as the M1, N11 and N7.

This excellent road network provides access to Dublin Airport and the Port in under 35 minutes. In addition, there are a number of bus routes allowing for easy access in and out of the local area.



GREEN LINE  
LUAS WITHIN  
10 MINS WALK  
- 25 MINS TO  
CITY CENTRE



ADJACENT  
TO M50 -  
J14 3.5KM  
- 25 MINS TO  
CITY CENTRE



DUBLIN  
CITY  
CENTRE  
- 10KM  
VIA N11



DUBLIN  
AIRPORT  
35 MINS  
- FLIGHTS  
WORLDWIDE



DEDICATED  
STOP AT  
CENTRAL PARK  
- EVERY  
10 MINS



## DEVELOPMENT

South County Business Park is extensively landscaped and low density, offering an attractive campus for occupiers. The park was developed by IDA Ireland in the late 1990's and it has grown substantially over the years.

As a result, current occupiers are of international status and include Microsoft, Icon Plc and SSE Airtricity.

Located adjacent to South County Business Park is the Sandyford Office Park and Central Park providing a host of additional amenities. Nearby international occupiers include Vodafone, Bank of America Merrill Lynch and Salesforce.



## 'EXTENSIVELY LANDSCAPED & ATTRACTIVE CAMPUS'

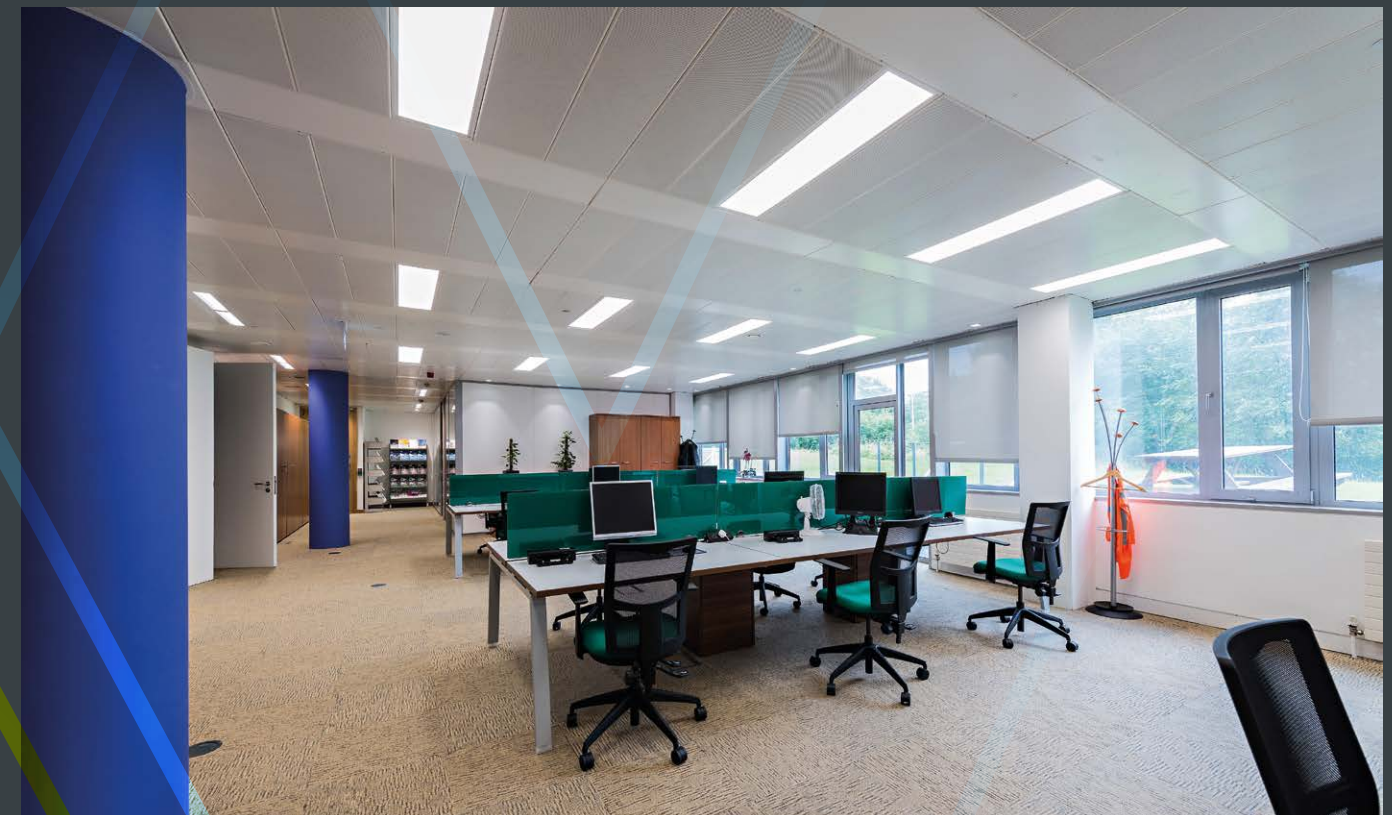
### Nearby amenities include:

- Westwood Leisure Centre
- Giraffe Crèche
- Leopardstown Racecourse and Golf Club
- Clayton Hotel
- Baan Thai Restaurant
- Munchies Sandwich Bar
- Centra Convenience Store
- Art of Coffee
- Retail at Beacon South Quarter
- Dundrum Town Centre





# 'AN IMPRESSIVE 3 STOREY CENTRAL ATRIUM'



## WHELAN HOUSE

Whelan House is a third generation office building constructed c. 2000. It is laid out over three floors and extends to approx. 6,014.9 sq m (64,743 sq ft). The property benefits from 128 car spaces offering a generous ratio of 1:47 sq m. Internally, the block has a full height central atrium and ample occupier's amenities including a canteen, shower facilities, locker rooms and bike storage.

### Specification

- Double glazed aluminium framed windows
- Raised access floors
- Suspended ceilings with acoustic tiles and fluorescent lighting
- Air handling system
- Impressive three storey central atrium
- Mixture of open and cellular offices
- Separate tea stations and WC's on every floor
- Fully fitted commercial canteen with access to an external paved terrace
- Two 8-person passenger lifts serving all floors



# WHELAN HOUSE TENANCY

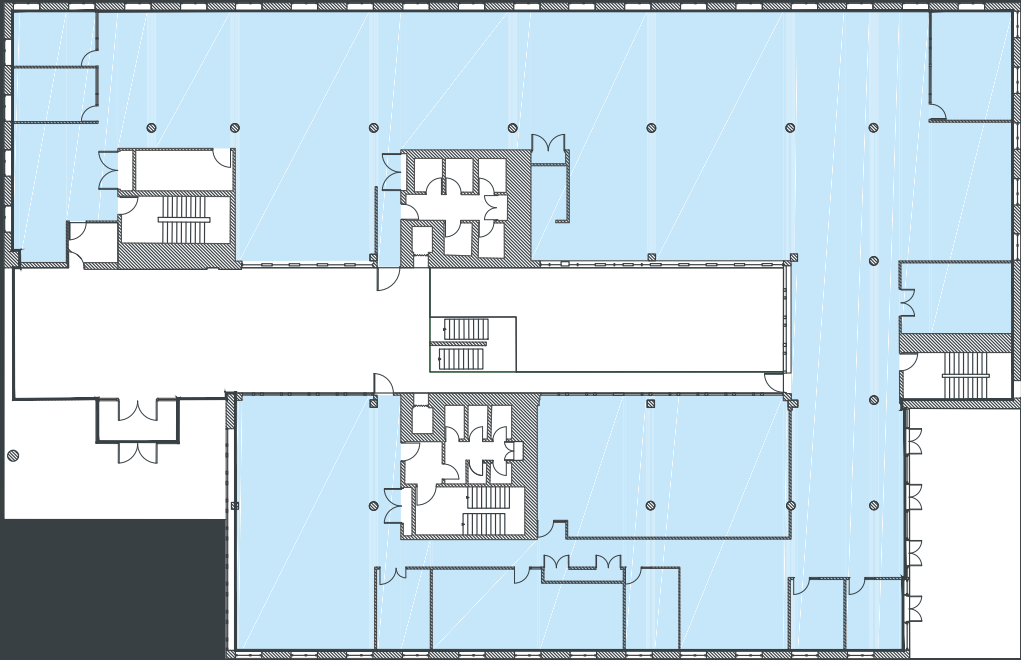


Description	Tenant	Use	Total NIA (sq m)	Total NIA (sq ft)	Car Spaces	Lease Start	Break Option (Tenant)	Lease Expiry	Contracted Rent pa
Second Floor	Silicon & Software Systems Limited	Office	1,261.00	13,573	40	01-Mar-16	01-Mar-21	30-Nov-25	€286,948.00
Part First Floor	Keywords International Limited	Office	586.90	6,317	0	01-Apr-16	NA	31-May-20	€103,410.00
Part First Floor	AEBE Limited (Product2Market)	Office	382.50	4,117	8	01-Apr-15	NA	29-Feb-20	€66,320.00
Part First Floor	Waste Electrical and Electronic Equipment Ireland	Office	323.80	3,485	12	01-Sep-17	NA	31-May-22	€88,814.00
Ground Floor		Office	1,145.50	12,330	40	01-Jun-10	NA		€256,986.00
Part Lower Ground Floor	Keywords International Limited	Office	267.10	2,875	10	01-Jun-17	NA	31-May-20	€62,326.00
Part Lower Ground Floor		Canteen	215.50	2,320	0		NA		-
Part Lower Ground Floor	Philips Lighting Ireland Limited	Office	247.20	2,661	12	01-Jan-17	NA	31-Dec-21	€40,896.00
Former Showroom/Creche	Philips Electronics Ireland Ltd	Office	142.80	1,537	6	01-Oct-17	30-Sep-18	30-Sep-22	€21,690.00
Roof Mast	Hutchinson 3G Ireland Limited	Roof Mast	0.00	0	0	26-Jul-04	NA	25-Jul-22	€16,500.00
Total			4,572.30	49,215	128				€943,890.00

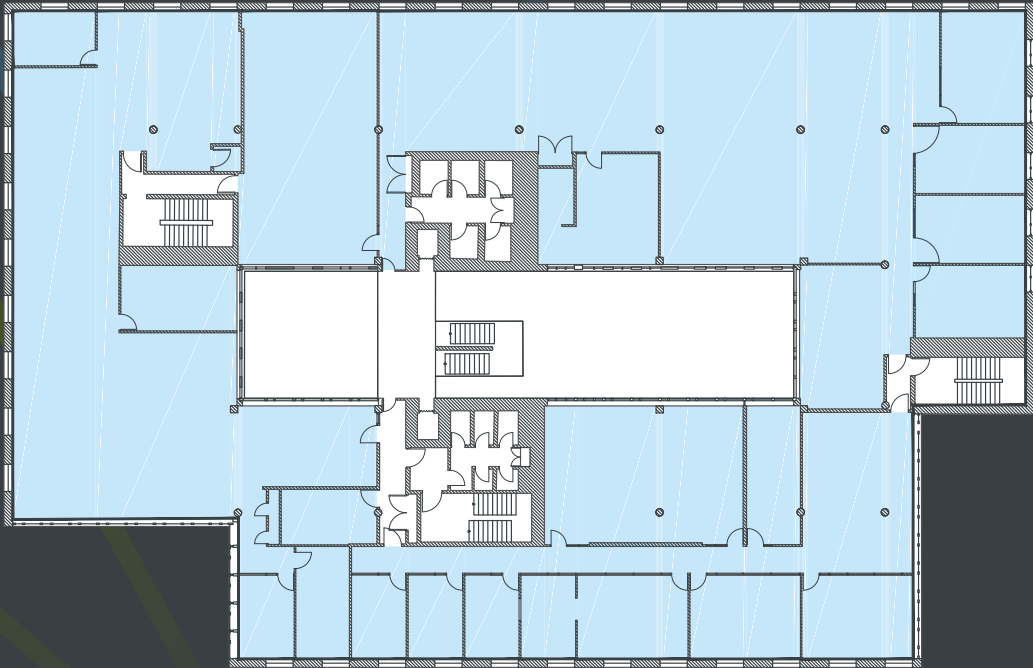
## FLOOR PLANS

Keywords International Ltd car parking amounts to €10,000 minus a seven month rent free period expiring 31st December 2017.  
Waste Electrical and Electronic Equipment Ireland have a 4 month rent free period to 1st January 2018.

Ground Floor



Typical Upper Floor



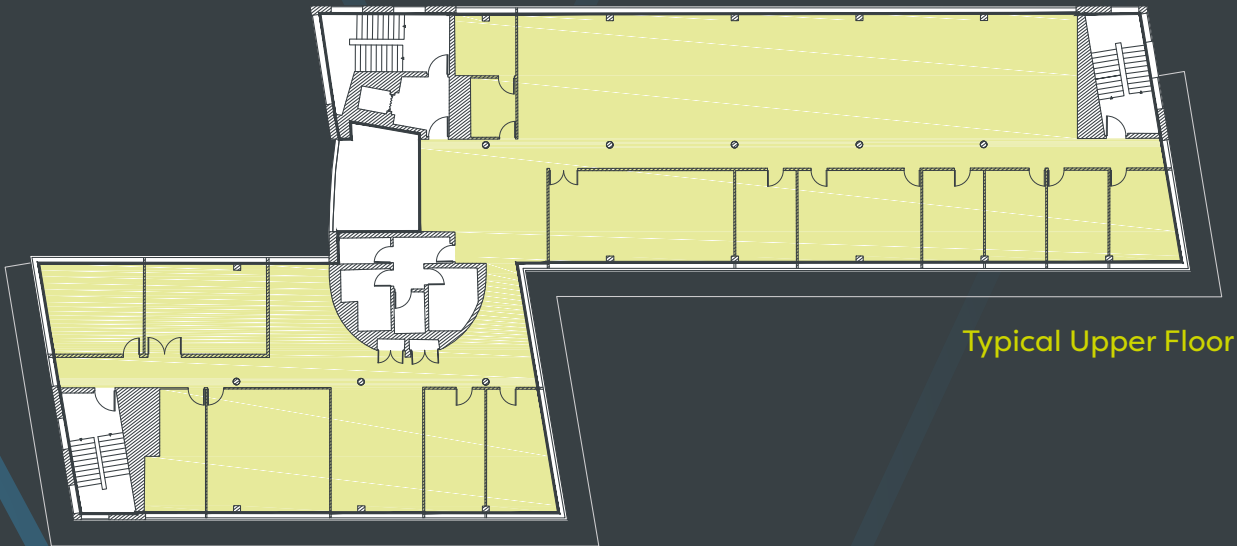




‘SUSPENDED ACOUSTIC  
TILED CEILINGS’

# TENANCY

Description	Tenant	Use	Total GIA (sq m)	Total GIA (sq ft)	Car Spaces	Lease Start	Break Option (Tenant)	Lease Expiry	Contracted Rent pa
Accenture Building	Accenture Limited	Office	2,218.30	23,878	89	01-Jan-12	01-Jan-22	31-Dec-26	€460,000.00



Typical Upper Floor



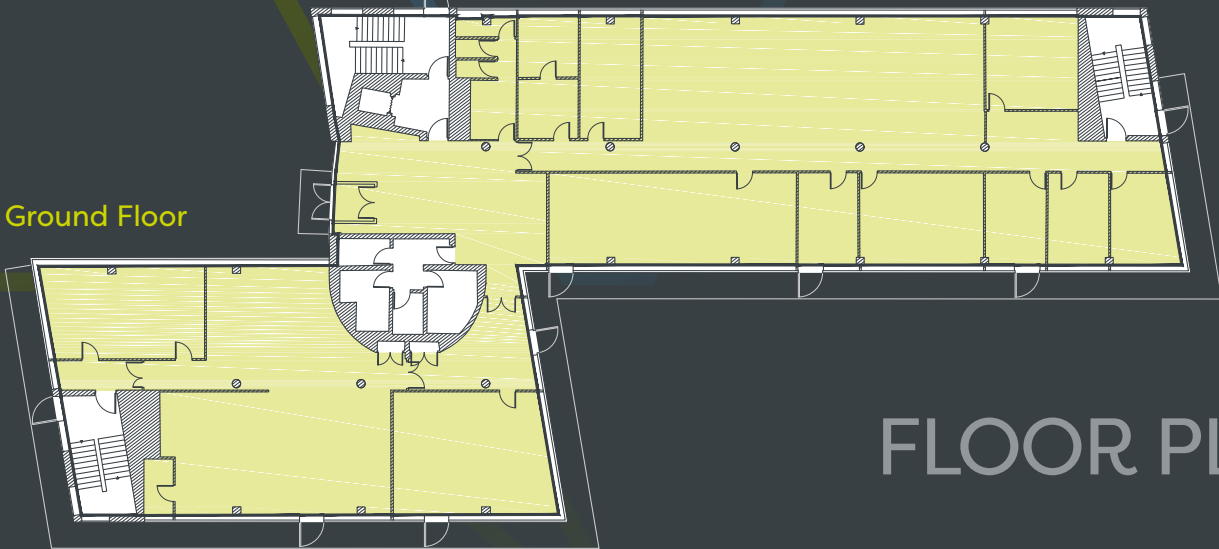
## ACCENTURE BUILDING

Constructed in 1996, the block extends to approx. 2,218.3 sq m (23,878 sq ft) GIA laid out over three floors. The property benefits from 89 car parking spaces offering a very generous ratio of 1:25 sq m.

### Specification

- Raised access floors on all levels with the exception of the ground floor
- Suspended acoustic tiled ceilings with inset fluorescent lighting and air handling units
- Double glazed windows
- 8 person passenger lift serving all floors

Ground Floor



# FLOOR PLANS

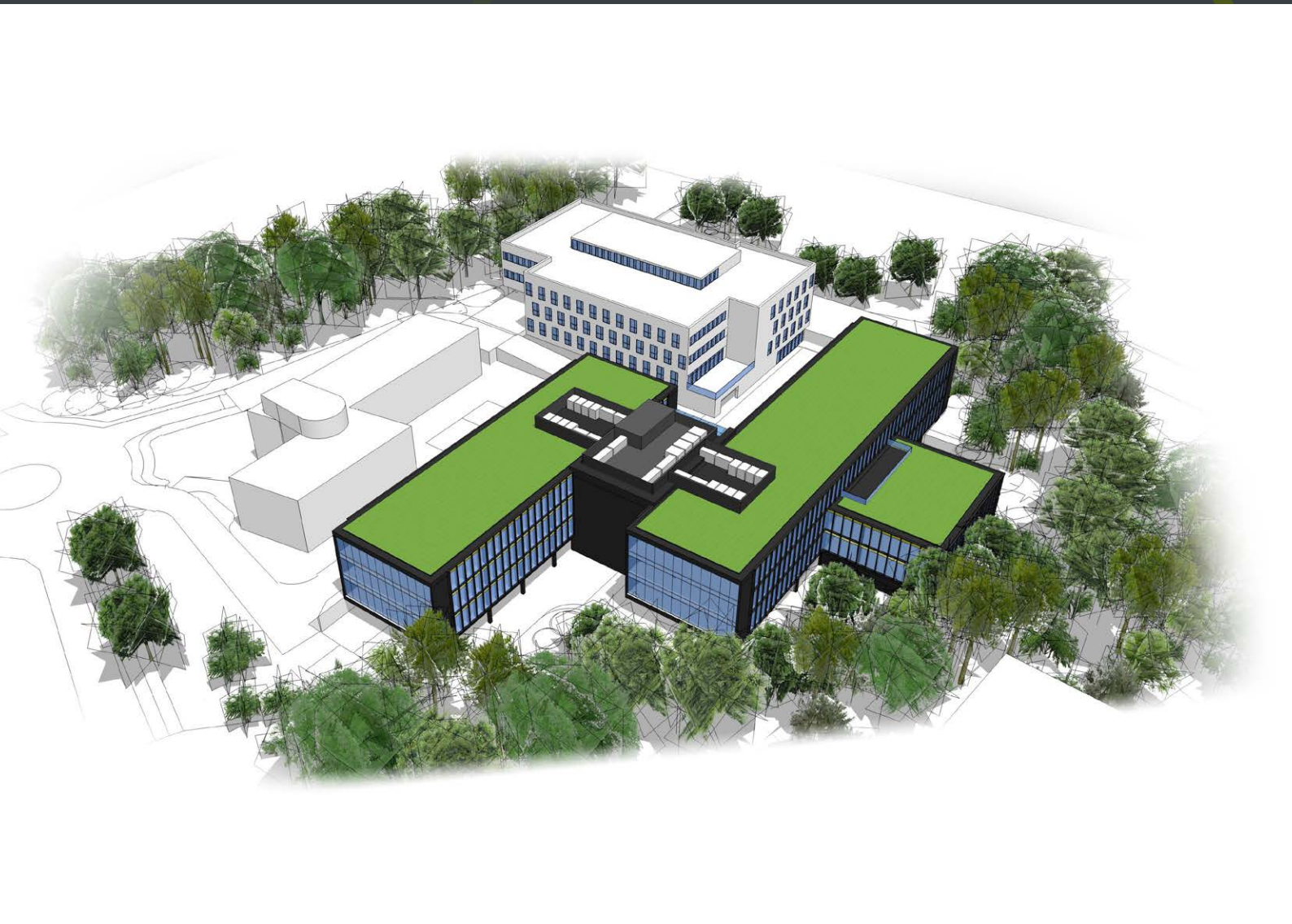
Floor plans are for indicative purposes



# ASSET MANAGEMENT

The overall site extends to approximately 3.7 acres providing potential to further develop the site.

MCA Architects have carried out a feasibility study on the potential development of a further office block of approx. 9,492 sq m (102,171 sq ft) GIA which would more than double the total floor area. The proposed building is laid out over 3 floors in line with permitted building heights under the local development plan. Further details are available on the data site.



## EXISTING SITE PLAN



## PROPOSED SITE PLAN







## IRISH ECONOMIC BACKDROP

In many ways 2016 was a transitional year for the Irish property investment market. Admittedly, critical elements of the landscape remained largely unchanged from 2015. For example the Irish economy continued to perform very strongly with output expanding by 5.2%. This makes Ireland the fastest growing economy in the European Union. The labour market also continued its recovery contributing to a further improvement in the public finances. Reassuringly, according to consensus forecasts, these positives look set to remain in place for the foreseeable future. However while interest rates remain low it is becoming increasingly clear that the period of ultra-loose monetary policy is drawing to a close. The US rate cycle has already turned with the Fed tightening for a second time in December 2016. Unemployment is falling across the Euro Area and, with oil prices rising, inflationary pressures in Europe are building. As a result there is now a growing expectation that the ECB will also begin to tighten its monetary policy in the medium term. Indeed the first tentative signs of this are already evident with December's announcement that the ECB will reduce its monthly bond-buying target from €80bn to €60bn from April 2017. In keeping with this the yield on Euro Area sovereign bonds has started edging out and the Irish 10 year rate has risen from 0.33% last September to 1.08% by mid-March 2017.

For now the outward drift in bond yields is being contained by the continuation of the ECB's Quantitative Easing (QE) programme - while monthly bond purchases are being reduced the overall programme has been extended by nine months to December 2017. Consequently the monetary cycle has not led to a perceptible slowdown in Irish property investment. In our view, however, the direction of monetary policy does limit the scope for further yield compression in the current cycle.

2016 also saw a number of global developments that could potentially impact on the occupational demand for business space in Ireland. In August the European Commission ruled that Apple's tax deal with Ireland amounted to improper State aid - a ruling that the Irish Government is appealing. Brexit and the surprise US election results also have the potential to impact on the market. The implications of these factors are difficult to predict in advance. However, although they introduce additional uncertainty, the consensus view is that Ireland's economic growth prospects remain very favourable and this should continue to underpin the demand for business space.

## DUBLIN OFFICE MARKET

With office-based employment in Dublin growing at a spectacular 5.5% in 2016, occupier demand for business space remains strong. Just under 225,000 sq m of purpose-built space was let in Dublin last year - 26% above the 20 year average (see Figure 6). Although this total contains 47,400 sq m of development pre-lets and a significant amount of churn, nearly 42,000 sq m of space was digested in net terms during the year. This brings total net absorption since the cyclical trough in Q2 2010 to more than 520,000 sq m. As a result the overhang of vacant space has been reduced to approximately 325,000 sq m - or 9% of the standing stock (compared with 22.8% at the trough).

With vacancy tightening prime headline rents have been rising since 2012. In Savills' view the tone of rents at the top of the market stood at €646 per sq m (€60 per sq ft) per annum in December 2016. Rental inflation has slowed from a peak of 21.1% in 2015 to around 5% last year. However, to a large extent, this reflects the growing influence of pre-lets which are currently trading at a discount to rents on space for immediate occupation. It should also be noted that reduced rent-frees have led to faster growth in net effective rents than is indicated by the movement in headline rents.

Reflecting the continued strength of the occupational market offices remain firmly on many investors' buy-lists. More than €1.5bn of office assets were sold in 2016 - accounting for over a third of the year's investment turnover. Including office properties traded within portfolios, and mixed use buildings with a substantial office element, 109 assets changed ownership last year. Four fifths of these were located in Dublin.

Within Dublin, 87 office buildings were traded - eleven more than in 2015. Seventy six of these were modern purpose-built blocks which, in aggregate, accounted for almost 225,000 sq m of space. This brings the total of modern office space traded in Dublin since the beginning of 2013 to more than 1.1 million sq m - almost one-third of the total standing stock. Over 700,000 sq m of this has been within the Central Business District (CBD) meaning that 42% of all the purpose-built space in Dublin's prime business district has been traded in a hectic four year period.<sup>1</sup>

Of the 76 modern office sales in Dublin last year, twelve were re-trades of assets bought earlier in the cycle. This brings to almost 30 the number of purpose-built Dublin offices that have been re-traded since the beginning of 2013, and most of these are now believed to be in the hands of longer-term owners. Given the increasingly stable ownership of prime properties, Grade A space has become harder to buy and accounted for a smaller share of the traded stock - 22% in 2016 compared with 29% in 2015 and 36% in 2014. This trend also reflects the aging profile of Dublin's office stock. While newly completed space is beginning to emerge, and some older buildings are being refurbished, 83% of Dublin's purpose-built office blocks are now more than ten years old. As a result, the average age of the purpose-built properties being sold has risen from 17.1 years in 2014 to 20.5 years in 2016.

### Summary of Dublin Modern Office Investment - 2016

Location	Asset Sales	Total sq m	Average sq m	Grade A (%)	Grade B (%)	Grade C (%)
Central Dublin	45	170,604	3,791	26	39	35
Suburbs	31	54,108	1,745	9	46	45
Total Dublin	76	224,712	2,957	22	41	37

As shown in the table above, three-fifths of the modern offices traded in the capital last year were located in Central Dublin,<sup>2</sup> with just under half of these in Dublin 2 - the city's premier business address. The remaining 31 were located in the suburbs. Suburban activity was markedly up on 2015 due to four portfolio sales which together contained 16 suburban office assets - the majority of which were located in south east Dublin. However many of the suburban assets that traded were smaller buildings. Consequently the suburban share of total space traded fell from 26% in 2015 to 24% in 2016.

<sup>1</sup> Although, as noted below, this figure does include some buildings that were traded more than once during this period.

<sup>2</sup> Postcodes 1-4, 7 and 8.





# TENURE

## THE ACCENTURE BUILDING

Held on a 999 year lease dated 15th October 1996 from IDA Ireland.

## WHELAN HOUSE

Held on a 999 year lease dated 20th December 1999 from IDA Ireland.



# FURTHER INFORMATION

A website with a link to a data room containing legal documents and property information is available at <https://sites.savills.com/AccentureandWhelanHouse>

For further information please contact:



**Savills**  
Savills Ireland  
33 Molesworth Street  
Dublin 2

[www.savills.ie](http://www.savills.ie)

**Marguerite Boyle**  
+353 (0) 1 618 1334  
[marguerite.boyle@savills.ie](mailto:marguerite.boyle@savills.ie)

**Domhnaill O'Sullivan**  
+353 (0) 1 618 1364  
[domhnaill.osullivan@savills.ie](mailto:domhnaill.osullivan@savills.ie)

Solicitors:  
**Orpen Franks**  
28 & 30 Burlington Road  
Dublin 4

[www.orpenfranks.ie](http://www.orpenfranks.ie)

**John O'Donovan**  
+353 (1) 637 6200  
[john.odonovan@orpenfranks.ie](mailto:john.odonovan@orpenfranks.ie)

**Anneliese Charlesworth**  
+353 (0) 1 618 1375  
[anneliese.charlesworth@savills.ie](mailto:anneliese.charlesworth@savills.ie)

**ORPEN FRANKS**

The agents and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland. Designed and produced by Creativeworld. Tel +44 [0] 1282 858200.