



## 25 The Courtyard

Kilcarbery Business Park

Nangor Road

Dublin 22

- Office Investment with Long-Term Income
- Modern Corner Terrace Three Storey Office Building
- c. 431 sq. m. / 4,635 sq. ft. + Parking
- Tenant Not Affected - Passing Rent €68,250 per annum



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AGNEW**

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**FOR**

**SALE**

Tenant Not Affected

## LOCATION:

Kilcarbery Business Park is an established Business Park comprising of own door office units providing prime office and light industrial accommodation.

The Park is situated directly opposite the main entrance to Profile Park on the Nangor Road.

Notable adjoining occupiers include Howden Insurance, Office Buddies Recruitment, Stonehouse Marketing and Veterinary Ireland HQ.

The business park benefits from excellent access to the national road network with the M50 motorway providing direct links to Dublin Airport and Dublin City Centre.

## DESCRIPTION:

The property comprises a three storey corner office unit extending to c. 430.6 sq. m. (c. 4,635 sq. ft.) GIA.

The property is split evenly, with c. 143.5 sq. m. (c. 1,545 sq. ft.) GIA on each floor.

Internally, this own door property is arranged to provide open plan office accommodation with canteen, storage, and toilet facilities.

The accommodation is fitted out to the following specification:

- Fully Furnished
- LED Lighting
- Plaster and Painted Walls
- Cable Management System
- Carpeted Throughout
- Air Conditioning

## LEASE TERMS:

- 10 year Full Repairing and Insuring Lease from 1st January 2024.
- Passing Rent of €68,250 per annum.
- Break Option at the end of Year 5 subject to 6 months' notice.
- Rent Review to market rent at end of Year 5.

**TITLE: Freehold**

**BER: BER C1**

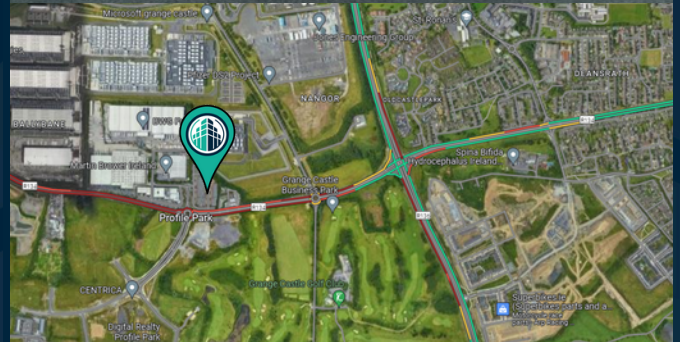
**\*\*TENANT NOT AFFECTED\*\***

*The approximate Gross Internal Floor area is:*

GIA	sq. m.	sq. ft.
Ground Floor	143.5	1,545
First Floor	143.5	1,545
Second Floor	143.5	1,545
<b>Total</b>	<b>430.6</b>	<b>4,635</b>

**11 Car Parking Spaces are Demised to the Property**

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



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