



**FOR SALE
INVESTMENT
PROPERTY**

**GIRAFFE CHILDCARE
LIFFEY VALLEY OFFICE CAMPUS
QUARRYVALE, DUBLIN 22**

DESCRIPTION

The subject property comprises a modern two storey, purpose built creche situated on a 0.13 Ha (0.34 acres) site access from an internal road off the Font Hill Road. The external area includes an enclosed children's play area accessed from the front of the building. The play area is laid out with rubber matting and the main building is surrounded by cobble lock path and metal fence. There is also surface level parking for approximately 20 vehicles located to the north and west elevation of the building. Internally the main entrance is on the west elevation of the building and the follow are connected by two interconnecting stairwells at opposite end of the building and a passenger lift located in the lobby.



Each floor has four activity / classrooms with a dedicated changing room and shared WC's fitted with wash hand basins. The ground floor has a manager's office, disabled WC, kitchen which is fitted with a range of stainless-steel units, oven, hob, extractor hood and side store room. The staff break room and bathroom facilities are located on the first floor in addition to a laundry and ancillary store and sluice room.

Lease

A new 10-year FRI lease from 1st December 2018 to Giraffe Childcare Limited at a rent of €95,000 per annum (exclusive). The tenant has a break option at the end of year 6 subject to 6 months written notice and 12 month's rent penalty.





LOCATION

The subject property is located in a prominent location of Liffey Valley Office Campus, situated between the N4 arterial road that links to the M50 Motorway and Fonthill Road. One of Ireland's most high-profile suburban shopping centres, Liffey Valley Shopping Centre, is located approximately 500 metres north west of the subject property. The immediate area is mix of office, leisure and retail showroom buildings occupied by multinationals including; Volkswagen Bank and Johnson and Johnson.

Other notable occupiers within the immediate area include the Clarion Hotel, a number of car dealerships and Lemongrass restaurant. Liffey Valley office campus is located approximately 13km west of City Centre and is strategically situated between some of South Dublin's most densely populated suburban villages including, Lucan, Clondalkin and Ballyfermot. Dublin bus and numerous private operators provide regular services connecting Liffey Valley with Dublin City Centre, Dublin suburbs and wider counties of Ireland. The wider area features a number of Dublin's most established business parks including; Fonthill Industrial Park, Park West Business Campus and Grange Castle Business Park.

Viewing is strongly recommended.

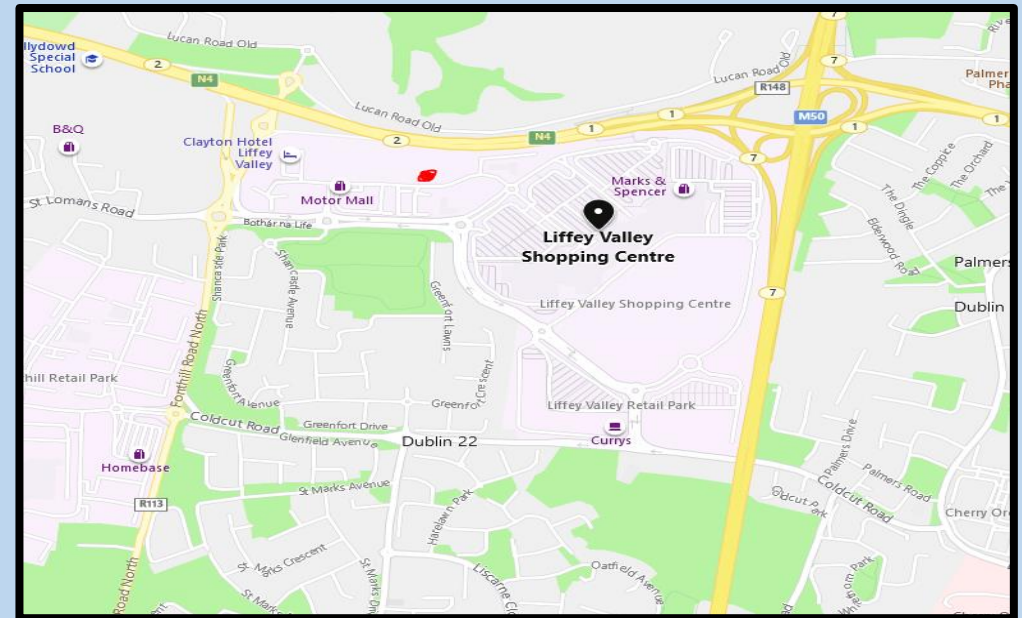


ACCOMMODATION

Ground Floor: 254 sq. m. (2,734 sq. ft.)

First Floor: 235 sq. m. (2,533 sq. ft.)

Total: 489 sq. m. (5,267 sq. ft.)



Guide Price: €1,150,000

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