

FONTHILL

INDUSTRIAL PARK

■ D 22

Investment for Sale by Private Treaty
Tenants not affected

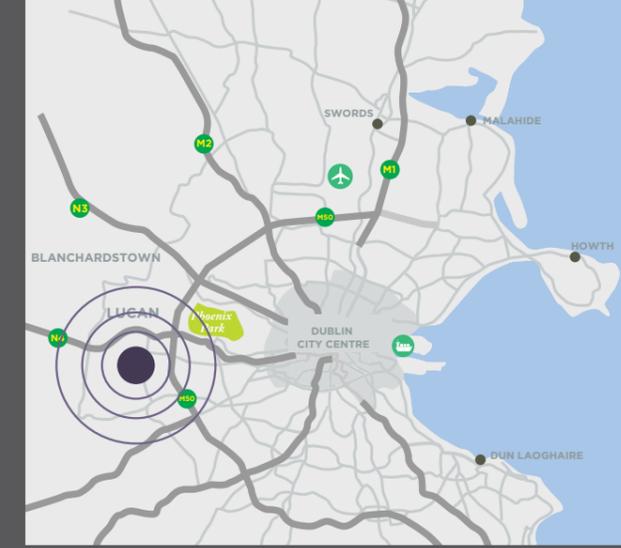
HIGHLIGHTS

- Two fully-let office buildings with industrial elements (22%)
- Multi-let to four tenants with three on new leases at market rents
- Annual rent roll of €489,682 with a WAULT of approx. 5.45 years
- Annual rent stepped to €503,382 in January 2017
- Extending to approx. 3,146 sq m (33,858 sq ft) on a site of 1.82 acres
- 99 surface car parking spaces
- Well serviced location close to Liffey Valley and M50/N4 junction

LOCATION

Fonthill Business Park is strategically located off the M50/N4 (Lucan Road) intersection and the nearby Liffey Valley Shopping Centre. The business park is positioned just off the northern part of Fonthill Road.

The Fonthill Road connects the N4 (Dublin/Galway Road) and the N7 (Naas and Dublin/Limerick Road), making this business park one of the most readily accessible out of town business and industrial locations in Dublin. Fonthill benefits from a dual-carriageway link to the city centre, it also provides direct motorway access to the airport and primary national routes accessed off the M50.



Developed and managed by Green Property Fonthill Business Park comprises a mix of high specification office and industrial buildings. The adjoining retail park has attracted a number of Grade A occupiers to trade from this location including Homebase, Right Price Tiles, Power City and Lidl. Some occupiers within the industrial park include: D.I.D. Electrical, Dunlop, Philips, Whirlpool, An Post, Musgrave Group and Glanbia.



2 BUILDINGS
FOR SALE BY PRIVATE TREATY



for illustrative purposes only



UNIT 16

Fonthill Industrial Park

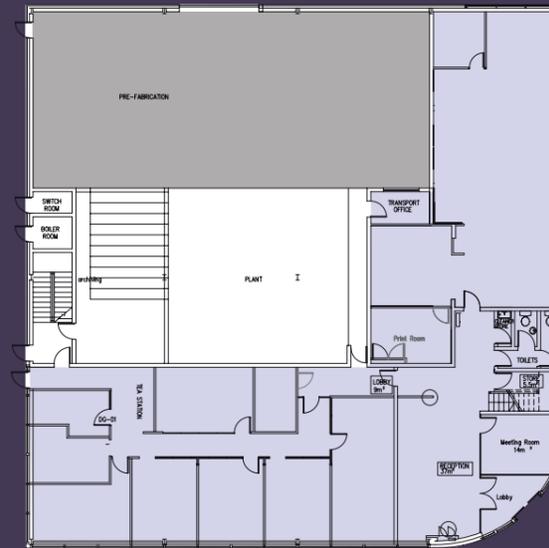
TENANCY SCHEDULE:

Demise	Tenant Name	Lease Areas sq ft		Car Parking Spaces		Lease Start	Lease Term	Break Date	Total Rent
		Office	Warehouse	Primary	Secondary				
Unit 16 Fonthill Industrial Park	L. Lynch and Co. (Group) Limited	12,376	4,376	10	29	1-Sep-15	25 years	31-Aug-22	€247,485
Total		12,376	4,376	10	29				€247,485
Overall Total			16,752		39 Spaces				

DESCRIPTION AND SPECIFICATION

- Constructed in 1999
- High specification ground floor re-fit recently completed
- Impressive reception with floor-to-ceiling glass partitioned to cellular offices and associated meeting rooms
- Fully air-conditioned consisting of four-pipe LTHW and CHW fan coil units served with Air Cooled Chiller and Natural Gas boiler all fully BMS controlled with front end PC and graphics
- Radiators serving toilets and stairwells via dedicated pumps from the Natural Gas boiler
- Excellent natural light flow through the office accommodation
- Suspended ceilings with recessed LED lighting throughout office accommodation
- External lighting controlled via the Building Management System
- Dedicated Comms Room with duty and standby wall mounted air-conditioning units
- Patch Panels dedicated to first floor and ground floor linked via fibre optics with UPS systems
- External and Internal CCTV cameras which are managed remotely
- Intruder alarm system in each individual office and in the open plan
- 39 dedicated surface car parking spaces

UNIT 16 FLOOR PLANS



Ground Floor



First Floor

Industrial Space
Office Space





UNIT 16a

Fonthill Industrial Park

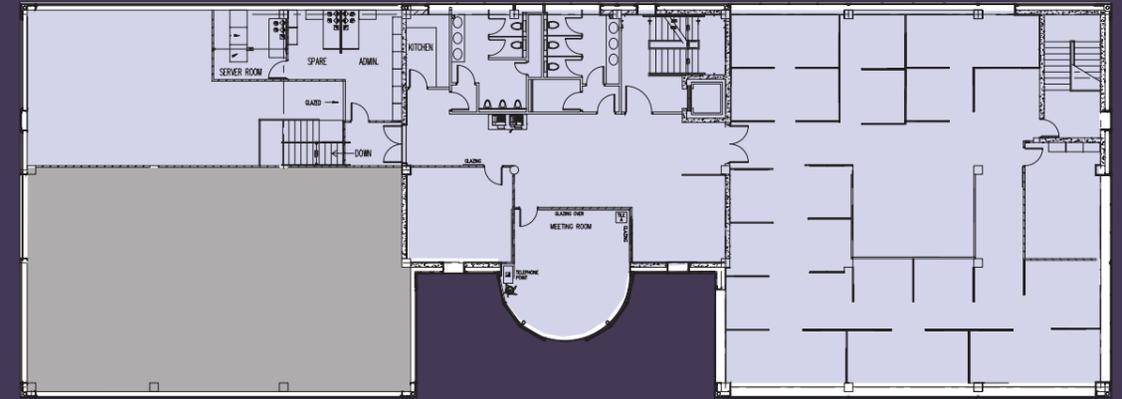
TENANCY SCHEDULE:

Demise	Tenant Name	Lease Areas sq ft		Car Parking Spaces		Lease start	Lease Term	Break Date	Total Rent
		Office	Warehouse	Primary	Secondary				
Ground Floor Office	General Mills UK Limited	3,146	N/A	3	12	1-Jan-16	10 years	31-Dec-20	€44,800
1st Floor Office and Ground Floor Warehouse Space	B.H.P. Insurance Limited	5,828	1,070	6	14	1-Sep-15	25 years	31-Aug-20	€104,397
2nd Floor Office and Ground floor Warehouse Space	Neopost Ireland Limited	4,898	2,164	15	10	5-Jun-04	25 years	4-Jun-19	€93,000
Total		13,872	3,234	24	36				€242,197
Overall Total		17,106		60 Spaces					

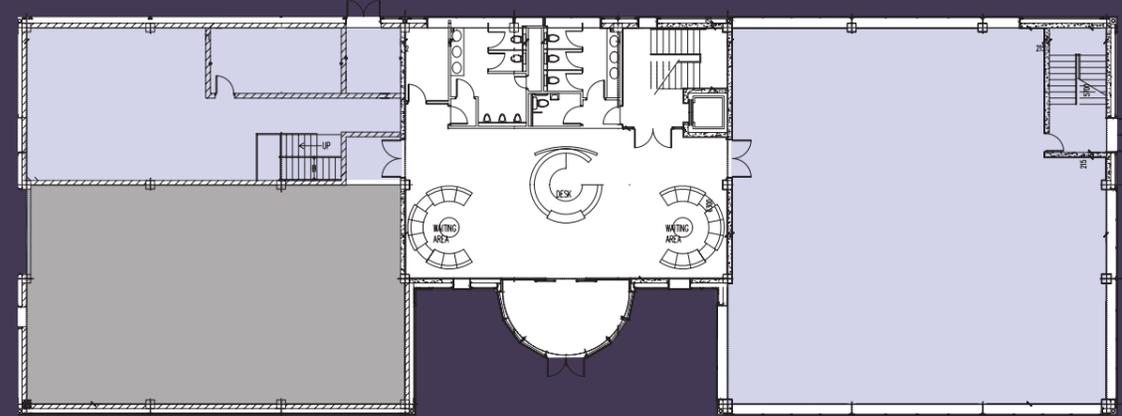
DESCRIPTION AND SPECIFICATION

- Constructed in 2001
- Feature glazed entrance to reception
- Fully air-conditioned consisting of three VRV Systems to give flexibility of each tenant operation
- Electrical heating in toilet and stair cores
- Suspended ceiling with recessed LED lighting throughout office accommodation
- Double-height electric roller shutter to part section of warehouse
- One x 8 person lift
- 60 dedicated surface car parking spaces

UNIT 16A FLOOR PLANS



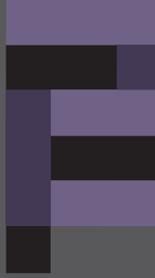
First Floor



Ground Floor

Industrial Space
Office Space





FURTHER INFORMATION

Tenure

Long Leasehold.

Viewings

Viewings are strictly by appointment through Savills, the sole selling agents.

Pricing

On application.

BER Rating



CONTACT

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