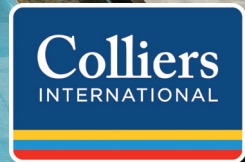


INVESTMENT  
FOR SALE



THE MALL,  
BEACON COURT,  
SANDYFORD BUSINESS PARK,  
DUBLIN 18.





## DESCRIPTION

No. 8 comprises a mid-terrace, three storey-office suite with a gross floor area of 303.6 sq.m. (3,268 sq.ft.). The unit is accessed via a pair of glazed doors, there is also a separate access directly to the stairwell. The offices are dual aspect and benefit from floor to ceiling double glazed windows, the unit fronts onto the enclosed Mall to the north and to the south it faces onto a tree lined avenue. The unit benefits from a decked roof terrace measuring

62.8 sq.m. (676 sq.ft.) with southerly views over the Dublin Mountains. Internally, the property has carpet covered concrete floors, suspended ceilings with recessed lighting, perimeter trunking wired for data and power and air conditioning. There are toilets on each level with a kitchenette on the ground floor. The unit comes with the benefit of 5 basement car parking spaces.

FOR SALE – MODERN OFFICE SUITE MEASURING 303.6 SQ.M. (3,268 SQ.FT.)



## LOCATION

The property is located within The Mall, Beacon Court. The Mall comprises a parade of three-storey own door office suites arranged either side of an internal glazed mall. The Mall is part of the wider Beacon Court development which includes The Beacon Clinic, The Beacon Hotel, two café's, a crèche and gym all arranged over a basement public/private car park. The Beacon is located within Sandyford Business Park, Dublin 18, located just off Junction 13 of the M50 and approximately 10 km from Dublin City Centre, the development can be accessed from Blackthorn Drive or Bracken Road.



CURRENT RENT OF  
**€72,000**  
PER ANNUM  
  
LONG UNEXPIRED  
LEASE TERM



## THE TENANT

The entire is leased to Newmarket Information (Publications) Limited under two leases with differing commencement dates, both leases expire on the 5th May 2029. Part of the ground floor, first and second floors are held on a 25 year lease from the 6th May 2004 at an annual rent of €50,000 per annum. The ground floor is let on a 23 year 8 month lease from

the 6th September 2005 at an annual rent of €22,000 per annum. Newmarket Information have sublet the ground floor to Marketing Support Services on a 2 year 9 month lease from 1st January 2016, the sub tenant has signed a deed of renunciation. The tenant has also sub let part of the 1st floor to Videodoc Ltd., also on a 2 year 9 month lease from the 1st August 2015.

WELL LOCATED IN  
**Sandyford  
Business Park**



## ACCOMMODATION

FLOOR	SQ.M. *	SQ.FT. *
Ground	91.0	979
First	105.4	1135
Second	107.2	1154
<b>TOTAL</b>	<b>303.6</b>	<b>3268</b>

\*Gross Internal Basis

## FURTHER INFORMATION

### TITLE

We understand the property is held under a long leasehold title.

### BER



## CONTACT

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