

FOR SALE BY PRIVATE TREATY

Balheary Road, Swords, Co. Dublin

Industrial Investment Let to Commissioner of Public Works in Ireland
(Tenant Not Affected)

BER D1 F





INVESTMENT OVERVIEW



Premises

Detached Industrial Facility on 3.46 ha. (8.56 acres) with total gross external area of 19,605 sqm (211,030 sq. ft.)



Key Location

1.4 km from Swords Town Centre, 1.5 km M1 motorway, 5 km Dublin Airport and 7 km from M50 Motorway



State Covenant

Let to Commissioner of Public Works in Ireland (OPW). In use since 2010 as a Storage and Research Centre



Lease Terms

20 year lease from 16th September 2010. Tenant completed a Renunciation of Tenancy Rights. Tenants have sought an extension of the lease subject to revised terms



Rental Income

€1,355,350 per annum with a rent review due in September 2025 to the then open market value



Highly Accessible location, near the M1 Motorway, Dublin Airport and close to planned MetroLink Terminus

LOCATION

Situated on the Balheary Road, the property is 1.4 km north of Swords Town Centre and 1.5 km southwest of Junction 4 on the M1 Motorway, 5.0 km north of Dublin Airport and 13 km north of Dublin City Centre. The Property is located opposite the Swords Business Campus and just east of Applewood neighbourhood centre. Swords Town Centre is a busy urban centre providing an excellent range of amenities, including hotels, shops, banks, cafes, restaurants and bars. Airside Retail Park and Pavilions Shopping Centre are located within 5 minutes drive of the property.

Swords and the surrounding area have a well-established and diverse occupier base, with a variety of multinationals, SMEs, and State Agencies as well as a notable clustering of companies within the Pharmaceutical and Aviation sectors, as well as government functions located in the area. Occupiers close by on Balheary Road include OPW, HSE, Roc Doc and SIMS as well as Fingal County Council, who's Head Office is located 1 km south of the subject property. Swords is also host to Ryanair's Head Office, Kellogg's European Headquarters and MSD Biotech's 400,000 sq.ft. manufacturing facility.

Swords has developed into one of the largest urban areas in Ireland with a population of approx. 50,000 and expected to increase to 100,000 by 2050. With a connected public transport system along with its close proximity to Dublin City Centre, Swords has developed into a key commercial hub across the region.

Accessibility to the area is due to be enhanced with the development of MetroLink, with a planned Terminus just 600m north of the property at the planned Estuary Station.





PROPERTY OVERVIEW

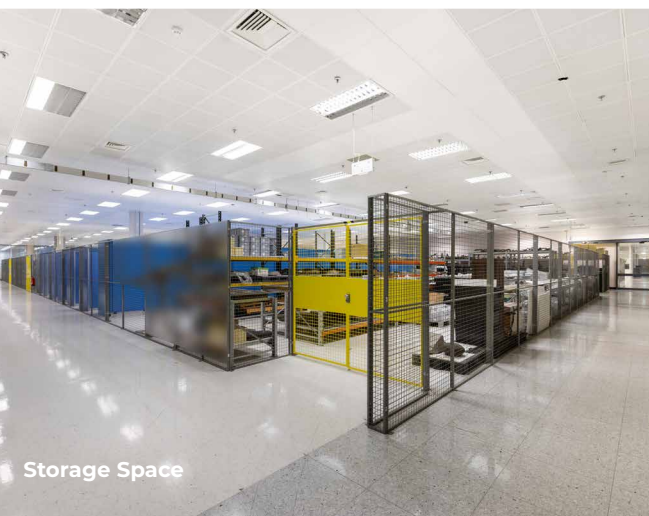
The property comprises an extensive single storey detached Industrial facility extending to a gross external area of approx. 19,605.7 sq.m. (211,034 sq.ft.), with 18,243 sq.m. (196,365 sq.ft.) at Ground Floor level. The Property was originally constructed as a Motorola (and then Celestica) advanced electronics factory in two phases and was converted in 2010 for use by the current Tenant as a storage and research facility.

The property is of a steel frame construction, in two interconnecting phases with external block elevations in a mix of metal cladding, forticrete block and glazing systems. The property has a low pitch/flat roof which was resurfaced in 2023 with new membrane finish (20 year warranty).

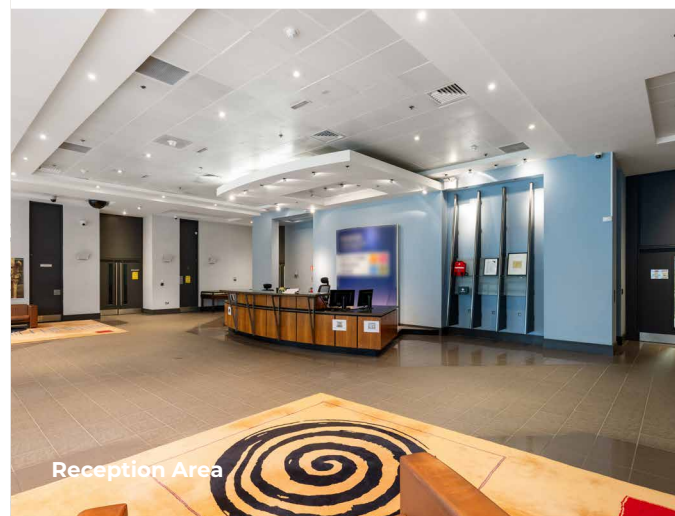
Internally the property is set mainly out in stores with a number of mesh steel partition lock-up cages, and single-storey offices to the front. In addition, there are facilities for a canteen, library, archives, study rooms and work areas for photography, illustration and conservation.

The facility has been fitted out to a very high specification to comply with regulatory and security requirements due to the sensitive collections stored on site. The two phases have independent plant room areas at first floor area.

The property is positioned on a very generous site area of approximately 3.46 ha. (8.56 acres) with extensive parking areas to the front and side of approx. 92 spaces and loading yard areas to the rear with 7 no. dock leveller loading bays and 4 on grade loading doors.

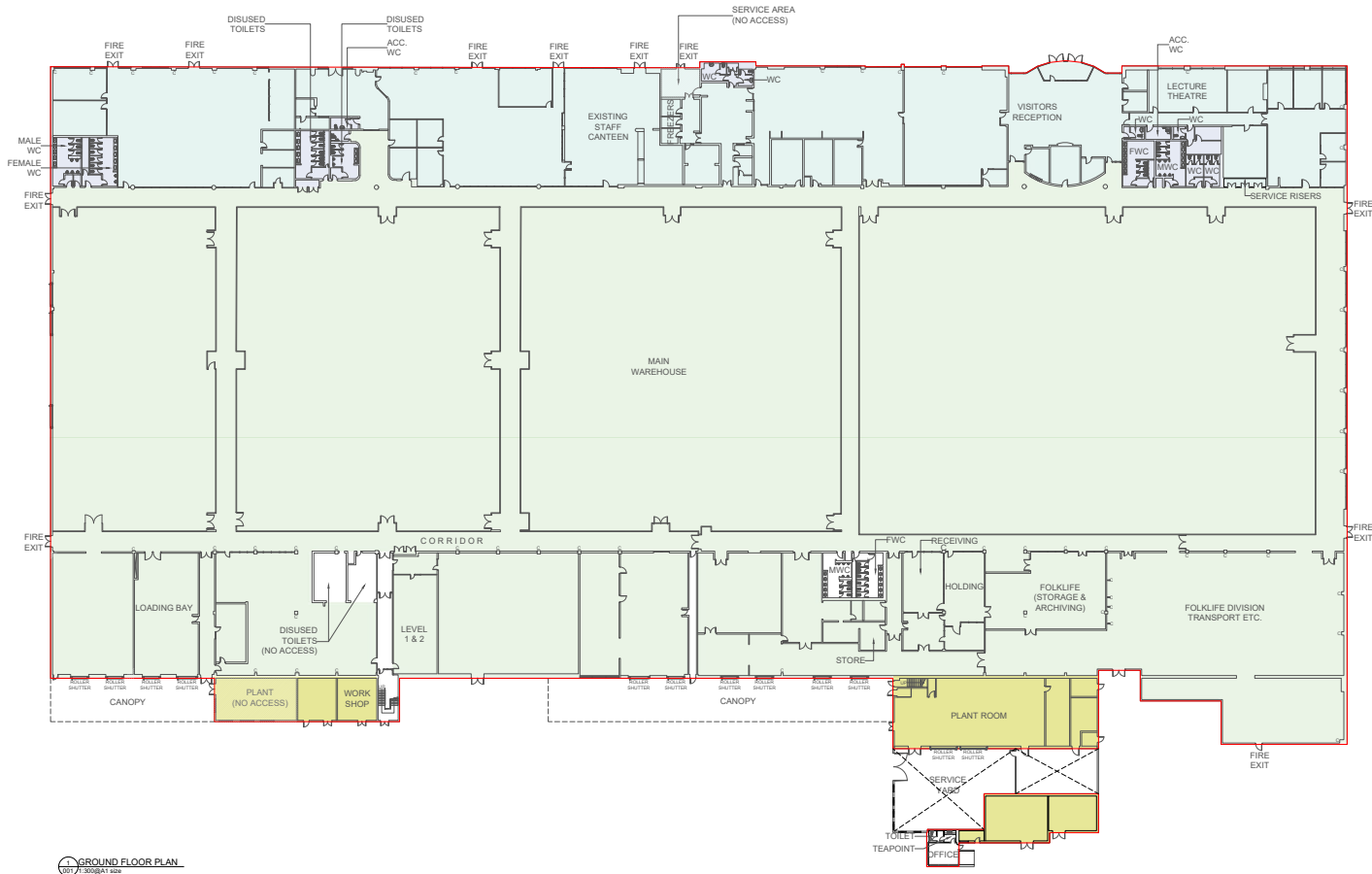


Storage Space

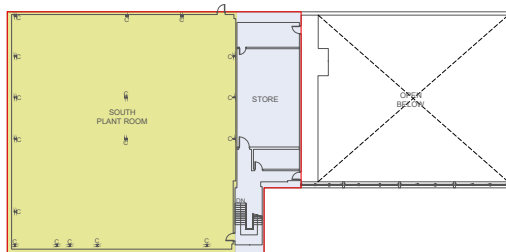
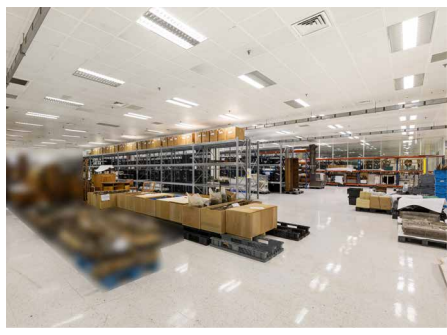


Reception Area

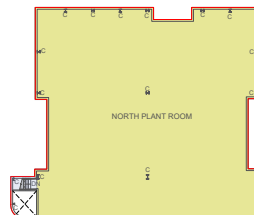




GROUND FLOOR PLAN
07/10/2024 1:04



FIRST FLOOR PLAN - SOUTH PLANT ROOM
07/10/2024 1:04



FIRST FLOOR PLAN - NORTH PLANT ROOM
07/10/2024 1:04

ACCOMMODATION

The Property has the following gross external floor areas:

Floor	sq.m.	sq.ft.
Ground Floor		
Warehouse	14,053.9	151,275
Offices & Ancillary	3,585.0	38,589
Plant Room	604.0	6,501
Subtotal	18,242.9	196,365
First Floor		
Plant Rooms & Ancillary Areas	1,362.7	14,668
Total Gross External Area	19,605.6	211,033

Assignable Measurement Survey is available in the Data Room.



Steel Portal Frame Construction



Insulated metal cladding and double glazing systems



Reinforced Concrete Floors with tiled finish



7 Dock leveller and 4 on-grade loading doors



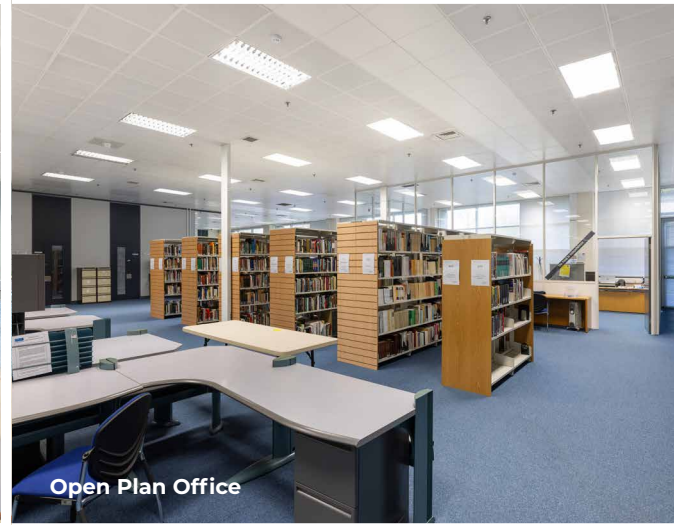
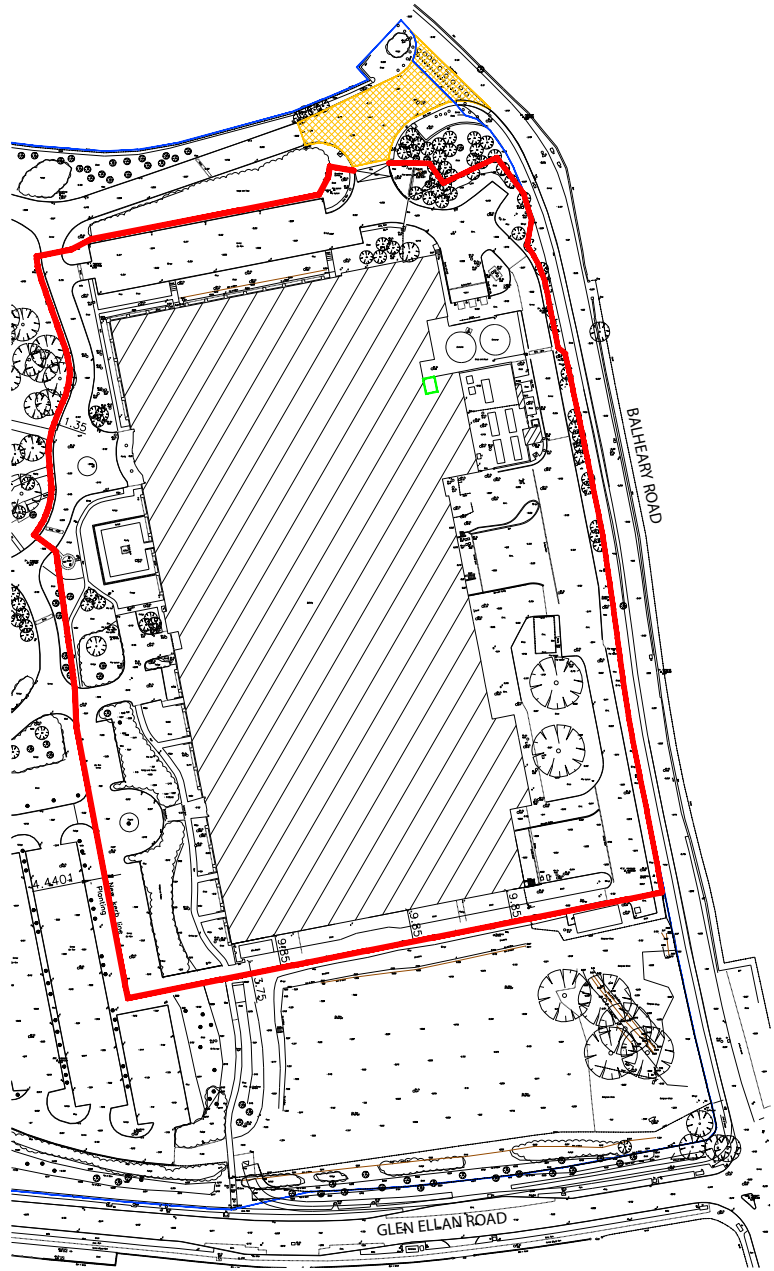
Sprinkler & Air Handling System throughout



New high-performance roof covering with 20-year warranty



Gas fired central heating system



TENANCY DETAILS

The entire property is let to the Commissioner of Public Works in Ireland on a 20 lease from 16th September 2010 at a current rent of €1,316,250 per annum which is due to immediately increase to €1,355,250 per annum from on 17th September 2024 . Discussions have been held with the Tenants who have requested an extension of the current lease. Discussions are ongoing and further details will be made available. The Tenant signed a Deed of Renunciation of Tenancy Rights prior to entering into the current lease.

The Tenant is responsible for fully repairing the property(excluding the structure) and the plant serving the property while the Landlord is responsible for repairs to the structure, including the roof which has recently being completely resurfaced and the exterior walls. The lease incorporates 5 yearly rent reviews to the then Open Market Rent, the next of which will be due on 17th September 2025.

TENANT COVENANT

The Commissioner of Public Works in Ireland, otherwise known as the Office of Public Works (OPW) is an Irish Government Agency whose primary function is to support the implementation of government policy. The OPW provides accommodation for government departments and services and manages much of the state's leased and owned property portfolio including Government offices.

This is an unrivalled and incredibly secure investment opportunity with Irish Government State Covenant. The Tenant has sought to extend the lease on the property and has offered to commit to a further 20 years with 14 years term certain to one break option. The undoubted creditworthiness of the Irish Government is underlined by its investment grade credit rating, with the majority of rating agency's placing Ireland in the AA- category.





METROLINK

It is proposed that the planned MetroLink will be constructed linking Swords via Dublin Airport to the City Centre and south to Charlemont. The MetroLink, which is currently proceeding through the final stages of An Bord Pleanála public hearings, is due to commence construction in late 2025, and is proposed to be operational by the early 2030s.

When completed passengers will be able travel from Swords to Dublin City Centre in approximately 25 minutes with trains every three minutes during peak periods once operations commence.

Under the MetroLink proposals it is intended that the Terminus for the MetroLink will be located at Lissenhall at the Estuary Station, situated approx. 600m (10-minute walk) to the north of the property, with the provision of suitable pedestrian infrastructure and a Park and Ride car park.



O'Connell Street Station



Mater Hospital Station



Dublin Airport Station



Estuary Station - 600m to Property



THE INVESTMENT MARKET

Dublin's industrial and logistics market continues to perform strongly, driven by solid occupier demand and limited supply. In addition to a growing economy and population, evolving themes such as e-commerce, supply chain efficiency and onshoring are fuelling demand for industrial and logistics product.

On the supply side, vacancy rates have hit 20-year market lows, to stand at 3.9% or just under 182,000 square meters. This equates to less than 7 months supply based on the 20 year long run average take up of 323,000 square meters.

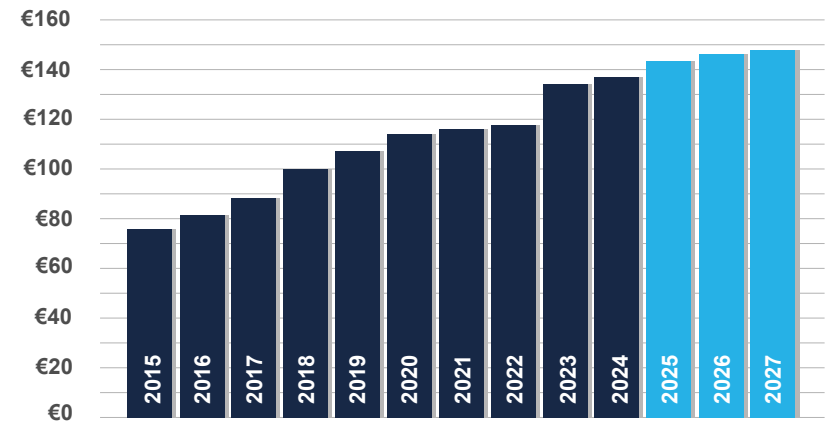
Further evidence of the strength of the market is provided in the development pipeline figures. At the end of 2023, there was approximately 124,600 square metres of space under construction in the Dublin Industrial & Logistics market. Over 52,000 square metres (42%) of this space is already pre-let or reserved, with 90% of the overall space currently under construction due for completion in 2024, leaving a limited pipeline for 2025 and beyond. Prime rents currently stand at €134.50 per square metre. Strong occupier demand combined with constrained supply and build cost inflation, are significantly contributing towards the continued upward pressure on rents with the Joint Agents forecasting prime rents to reach €145 per square metre by the end of 2026.

THE INDUSTRIAL MARKET

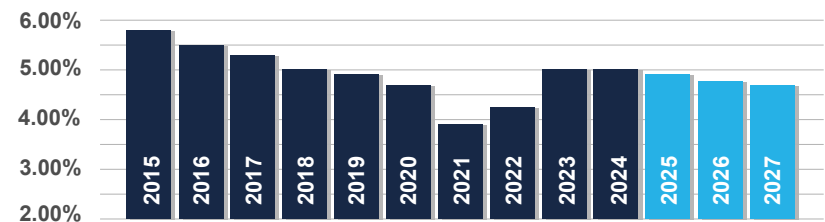
Irish investment volumes reached €2.1 billion in 2023. The industrial and logistics sector accounted for 24% or €0.5 billion of total transaction volumes, making 2023 the second highest year on record for the sector. For the three-year period 2021 – 2023, industrial and logistics transactions totalled €1.98 billion, approximately 60% more than the combined volumes recorded for the previous 8-year period 2013 – 2020.

Prime yields currently stand at 5% with the Joint Agents forecasting yield compression from 2025 onward, assisted by anticipated interest rate falls, continued robust occupier demand and ongoing supply constraints over the short to medium term.

Prime Industrial Rents (per sq.m.)



Prime Industrial Yields



Title

Freehold. Property benefits from a right of way over the entrance road.

BER

The property has a Building Energy Rating (BER) based on expected standard operating patterns of:

BER F (BER no 800959280 372.87 kWh/m²/yr)

The property also has been assessed on the basis of its actual current energy usage with a Display Energy Certificate of:

BER D1 (BER no 800903874 392.75 kWh/m²/yr)

Website & Dataroom

A full suite of documentation including sales contract is available in the Data Room with access available on completion of the Non-Disclosure Agreement, downloadable from the website:
www.nmibalhearyroadswords.com

VAT

VAT will not be due on the sale of the property

Price

On application

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