

**For Sale - Industrial Investment Opportunity**  
(subject to and with the benefit of the existing lease)

**Blanchardstown Industrial Estate, Snugborough  
Road, Blanchardstown, Dublin 15 D15 X9HH**



#### INDUSTRIAL INVESTMENT OPPORTUNITY

- Approximately 49,658 Sq Ft on 3.3 Acres
- Let under a 25 year full repairing and insuring lease from 1 November 1997
- Current passing rent €300,000 per annum
- Let to Kingston Technology Ireland Limited
- Strategic North West Dublin location





### Location

- The property is located just off the Snugborough Road which links the Ballycoolin Road to the north and the N3 Blanchardstown by-pass to the south
- The property is strategically located close to the M50 and N3 offering direct access to all major arterial routes around Dublin
- Snugborough is located approximately 12 km from Dublin's City Centre, 14 km from Dublin Airport and 2km from Blanchardstown Town Centre
- The area is host to a number of high profile occupiers including Amazon, IBM, Bristol Myers Squibb and Masterlink Logistics

### Description

- Detached industrial/production unit
- The warehouse is of steel portal frame construction with insulated metal deck walls
- Insulated metal deck roof with approximately 10% translucent roof lighting
- Warehouse eaves height approximately 5.8m
- The warehouse floor has a loading capacity of 100 KN per m<sup>2</sup>
- Loading access via 2 dock level and 1 grade level roller shutter doors
- The property benefits from substantial car parking - 72 spaces in total
- Two storey office accommodation comprising a mix of cellular and open plan layouts
- Modern office specification with plastered and painted walls, suspended ceiling tiles, perimeter trunking, carpet floors and air conditioning





### Accommodation

The approximate gross external floor area of the property is as follows:

	sq ft
Ground Floor Offices	6,850
First Floor Offices	6,708
Warehouse	36,100
<b>Total</b>	<b>49,658</b>

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

### Building Energy Rating

BER: C3

BER No: 800542375

EPI: 434.57 kWh/m<sup>2</sup>/yr

### Services

- All mains services are available including 3 phase power

### Lease Terms

- The property is currently let under the terms of a 25 year full repairing and insuring lease from 1 November 1997.
- The tenant is Kingston Technology Ireland Limited
- Current passing rent €300,000 pa
- There are upward only rent reviews at the end of every fifth year
- The next rent review is due on 1 November 2017
- Sub-lease on part of building to Luzern Technology Solutions Limited due to expire on 31 July 2017

### Title

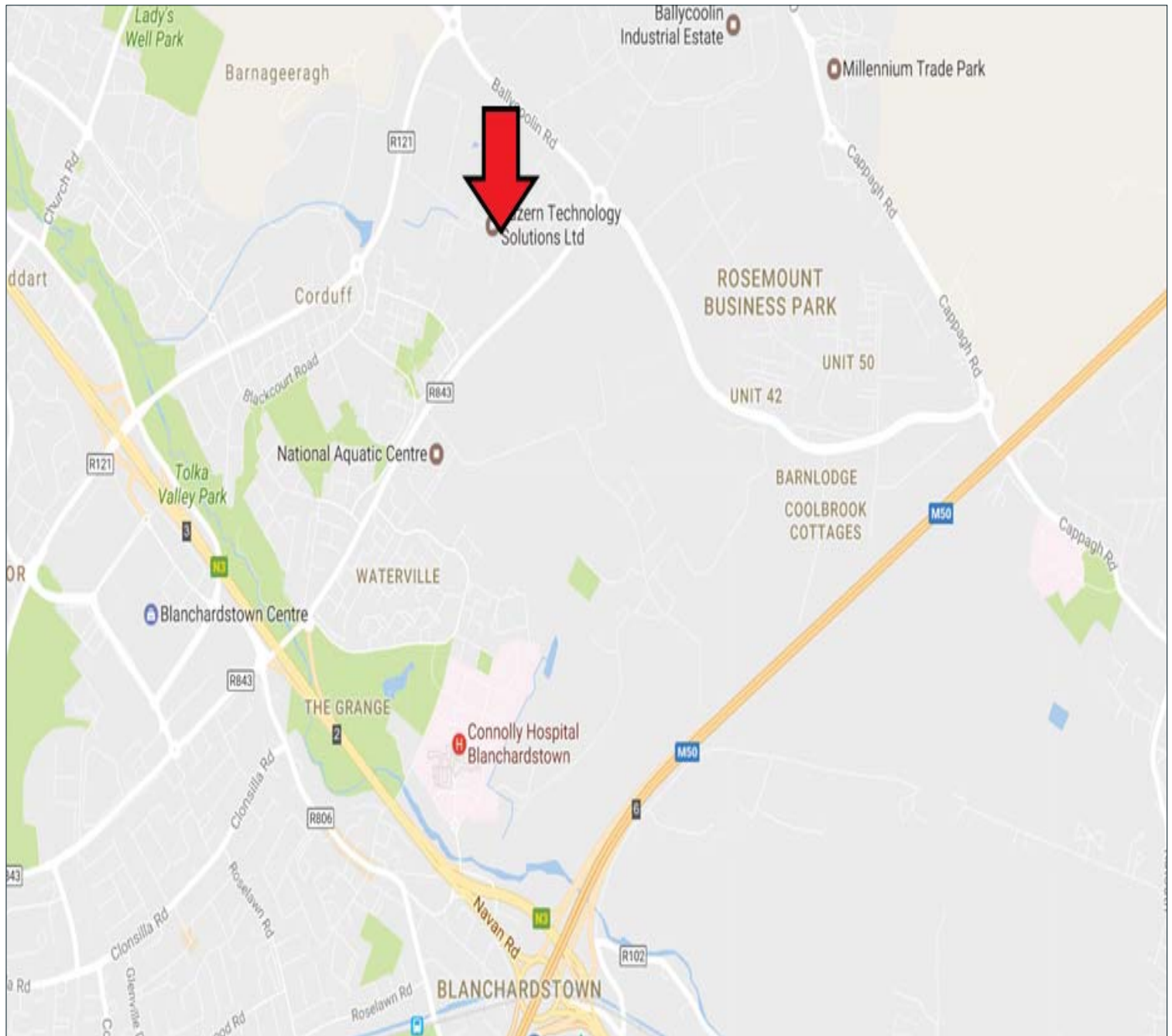
- Long Leasehold 999 years

### Price

- On application

### Viewing

- Strictly by appointment with the Sole Agent



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