

**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 m²
- 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
Total	49,658

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/m²/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

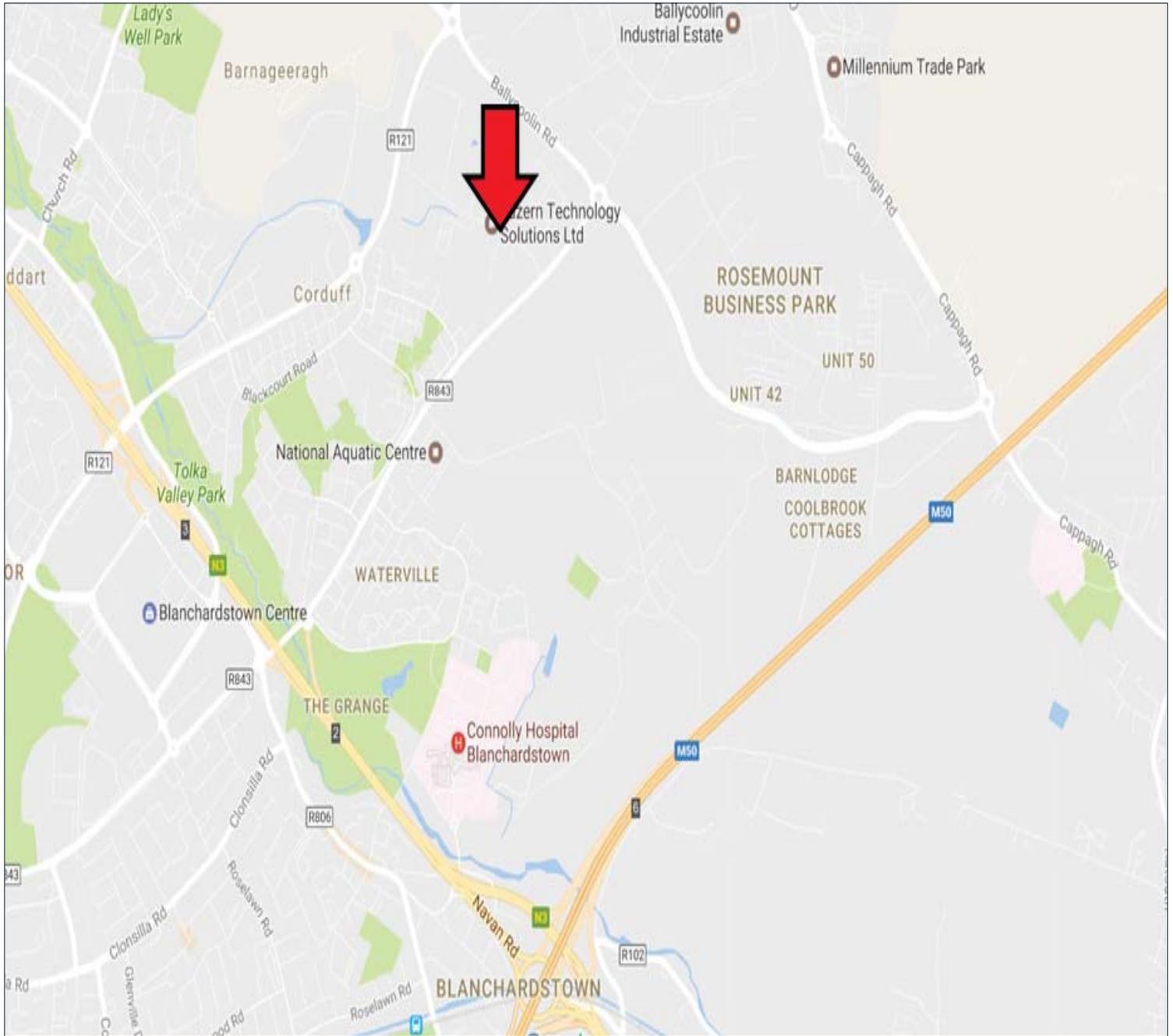
- Long Leasehold 999 years

Price

- On application

Viewing

- Strictly by appointment with the Sole Agent



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