



**Lambert  
Smith  
Hampton**

**01 676 0331**  
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# For Sale

Investment Property

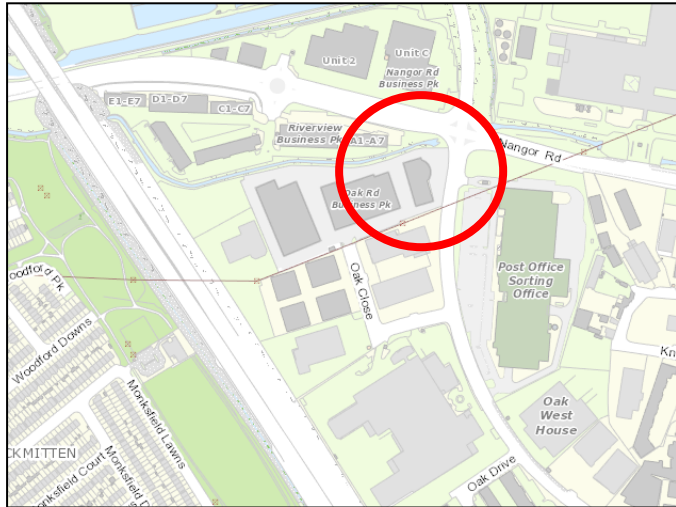
## Units 26/27 Oak Road Business Park Nangor Road, Dublin 12



- Profile showroom/warehouse facility
- 914.0 sq m (9,838 sq ft)
- Producing €100,000 per annum (tenant not affected)
- In a managed business park

# Units 26/27 Oak Road Business Park, Nangor Road, Dublin 12

## Location



O.S. No. AU0000607

The property is located within Oak Road Business Park on the south side of Nangor Road, close to the Naas Road (N7). It is situated approximately 8.0 kms (5.0 miles) west of Dublin City Centre and is less than 2.0 km (1.25 miles) from the M50 Motorway at Junction 9 Red Cow Interchange.

The Park is accessed at a major junction on the Nangor Road at the entrance to Park West Business Park and Western Industrial Estate. The LUAS Red Line, which links Tallaght with the city centre is located within close proximity at Red Cow and Kylemore.

The immediate area is commercial in character with a number of high profile occupiers which include An Post, Diageo, Toyota & DHL to name just a few.

## Property

The property comprises a two storey showroom/warehouse premises with an extensive forecourt providing car parking.

The building is of concrete frame construction with concrete block infill walls finished externally with a profile metal clad façade to the front elevation. The entire is covered with a metal deck roof incorporating perspex roof panels.

Access to the warehouse is via one standard grade electric roller shutter door to the rear elevation. The warehouse benefits from a clear internal eaves height of 7.3 m (24 ft).

Showroom/office accommodation is finished to a modern specification incorporating suspended ceilings with recessed lighting, plastered and painted walls and a tiled ceramic floor throughout.

## Accommodation

The estimated gross external floor area is as follows:

	sq m	sq ft
Warehouse	451.4	4,859
Showroom/Offices (Two Storey)	462.6	4,980
<b>Total</b>	<b>914.0</b>	<b>9,838</b>

Intending purchasers are advised to verify all floor areas

## Services

All main services including water, drainage, electricity and telecommunications are connected to the property.

## Tenancy

The entire property is occupied by Capital (Hair & Beauty) Limited under the terms of a lease for 10 years from 03 August 2010. The lease is on a full repairing and insuring basis, subject to a present rent of €100,000 per annum exclusive.

The lease incorporates a break on 01 August 2017 subject to the tenant providing six months prior notice. A financial penalty equating to four months rent shall apply.

## Covenant

Capital Hair & Beauty Limited is a UK professional hairdressing company, established in 1954, involved in the sale and distribution of hairdressing supplies and equipment.

## BER

Ber Rating: B3

Ber Number: 800386773

Energy Performance Indicator: 180.17 kWh/m<sup>2</sup>/yr

## Price

On application

## Viewing

Viewing strictly by prior appointment with sole agent.

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