

FOR SALE BY PRIVATE TREATY
Investment Opportunity


The Apex Business Centre


Suites A, B & D | Sandyford, Dublin 18


Tenants not affected




INVESTMENT HIGHLIGHTS


 Three separate, self-contained office suites

 Excellent suburban office location within a 10 minute walk of the LUAS Green Line

 Fully let with strong covenants and a WAULT of c. 2.65 years

 Passing rent of €226,895 per annum

 Extends to 8,114 sq ft with 15 no. car parking spaces

 Attractive NIY of 8.97%



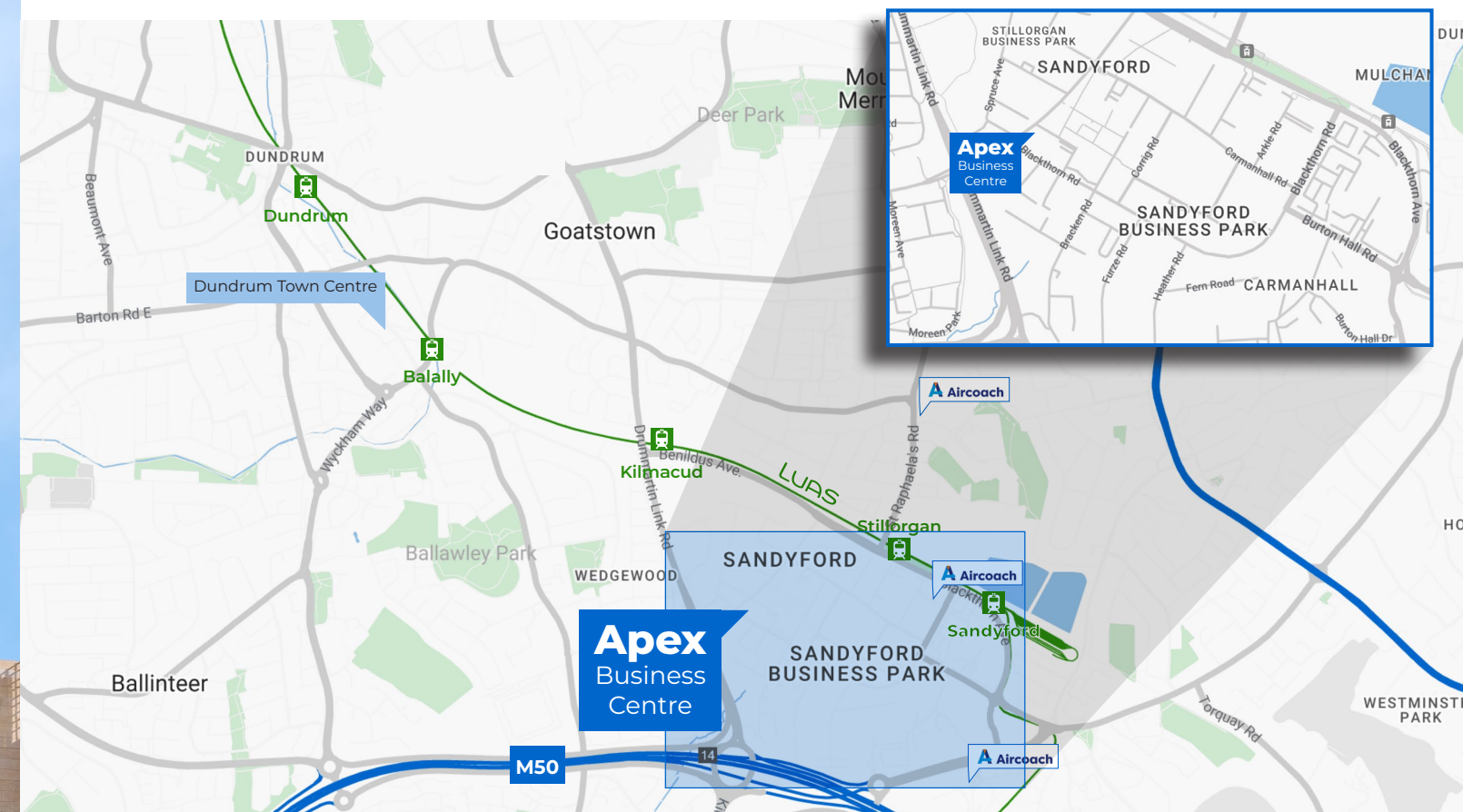
Location

The Apex Business Centre is prominently located in the heart of Sandyford Business District (SBD), close to the junction of Blackthorn Road and Blackthorn Drive.

The SBD is a world class destination in which to invest, work, live and visit. The district is a world leader in key innovative sectors – notably ICT, healthcare and life sciences as well as financial and professional services. Conveniently located with direct access

to the M50, LUAS Green Line, four Dublin Bus routes, Aircoach and the proposed Metro Link, which will run from Sandyford to Dublin Airport.





Sandyford is well served by a host of retail and leisure facilities, with numerous amenities located nearby.



NEARBY AMENITIES

-  **Restaurants** China Sichuan, Elephant & Castle, Green Mango, Musashi, Zaytoon and Subway
-  **Cafés** Starbucks, Coffee Shot and Spar
-  **Health & Fitness** West Wood Club, Raw Gyms, F45 and Crossfit Green
-  **Childcare** Park Academy / Giraffe Childcare

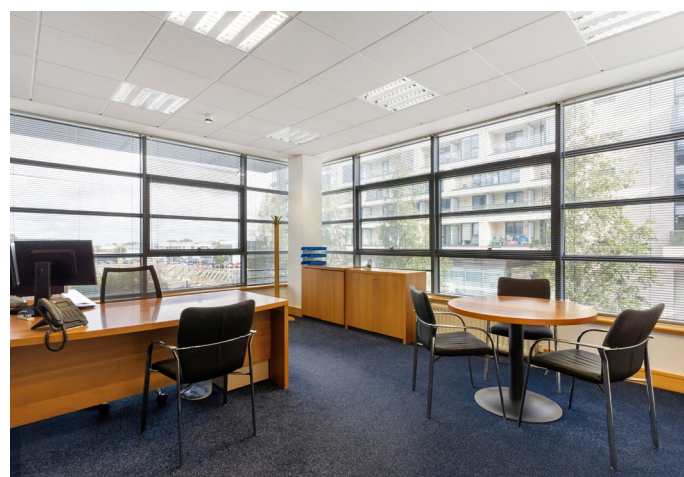
COMMUTE TO DUBLIN CITY CENTRE

-  **LUAS** 34 minutes (every 6 min)
-  **Car** 30 minutes (9.8 km)
-  **Bus** 45 minutes (every 30 min)
-  **Bike** 28 minutes (8.5 km)

Description

The Apex Business Centre is a five storey, modern office building comprising a number of self-contained office suites and impressive double height atrium reception.

Units A, B & D are laid out to provide fully fitted office suites extending to a GIA of 8,114 sq ft, together with 15 no secure car parking spaces in the basement. Comprising a mix of open plan and cellular offices, the general specification includes raised access floors, suspended ceilings, recessed lights, air conditioning, lift access and dedicated WC facilities.



The Tenants



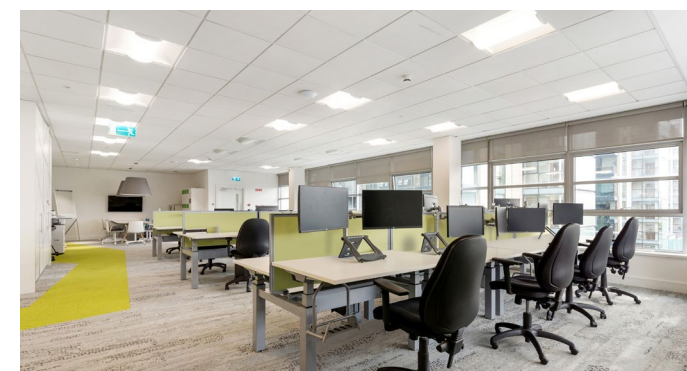
Allied Pension Trustees act as independent pension consultants and pension administrators. Formed in 1999 they quickly established themselves as specialists in the pension management arena. Their client base includes a host of multinational and indigenous corporate pension clients, along with an excess of 1,000 individual clients who are now in retirement. They employ over 40 people in their Dublin office. APT Ltd was recently purchased by Irish Life, further strengthening the covenant.



Ethos Engineering are one of Europe's leading experts in Data Centre MEP Design, designed and delivered across 19 countries in EMEA. Established in 2005, Ethos employs over 170+ staff across worksites throughout EMEA, expanding its presence on the global stage.



Myriad Trading is a proprietary Futures and trading Firm Based in Dublin. They offer traders extensive access to European and North American financial derivative markets and aim to offer their members the most competitive cost structure in Dublin.



Tenancy Schedule

Units	Tenant	Size Sq Ft (GIA)	Car Parking	Lease Term (yrs)	Start Date	Expiry	Passing Rent PA	Comment
Suite A 1st Flr	Allied Pension Trustees	3,837	5	25	10/04/2003	09/04/2028	€112,000	Rent review provision, upward only.
Suite B 2nd Flr	ARMD Limited t/a Myriad Training	2,232	5	2	01/01/2022	31/12/2023	€58,970	Licence agreement. Can be terminated on 3 months notice
Suite D 3rd Flr	Ethos Engineering	2,045	5	10	21/03/2016	20/03/2026	€55,925	Tenant has signed a Deed of Renunciation. Tenant right to extend by 5 years, subject to conditions as set out in lease. Year 5 break not exercised.
Total		8,114	15				€226,895	



Title

We understand the property is held under long leasehold title.

Guide Price

€2,300,000 (all three suites)
NIY 8.97%, after purchasers costs

Contact

Colliers

Hambleden House
19-26 Lower Pembroke Street
Dublin 2
+353 (1) 633 3700

STEPHEN CONWAY

Stephen.Conway@colliers.com
+353 31 633 3726

NIALL DELMAR

Niall.Delmar@colliers.com
+353 1 633 3790

Solicitor

Liston & Company

103/105 Morehampton
Road,
Donnybrook, Dublin 4
+353 (1) 668 5557

SUZANNE BAINTON

suzanne@wtliston.ie



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