

TTY TRAMYARD

FOR SALE BY PRIVATE TREATY
(Tenant not Affected)



LOCATION

Clonskeagh is a highly coveted south Dublin suburb located within close proximity to Ballsbridge, Donnybrook, Milltown and a 10 minute walk to the leafy village of Ranelagh where there is an abundance of restaurants, shops and amenities including the LUAS Line.

The LUAS line at Milltown is only a 10 minute stroll from The Tramyard.

DESCRIPTION

Located within ‘The Tramyard’ development, the subject unit underwent an extensive contemporary program of repurposing in 2018.

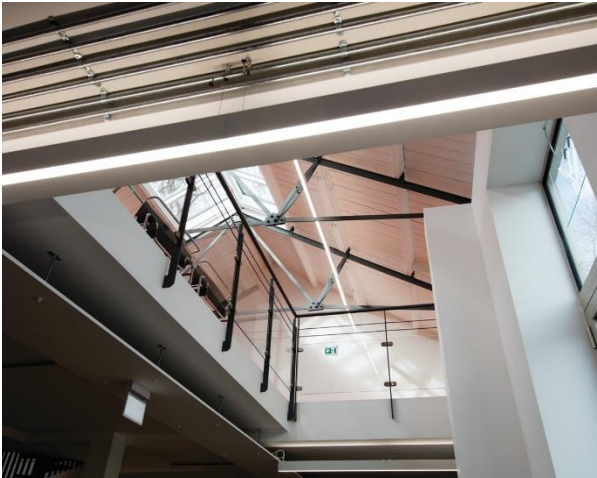
The end result showcases an exquisite use of natural materials formed around a unique glazed apex that maximizes natural light complimented with generous ceiling height proportions and a bright open floor plan configuration offering great flexibility.

The property further benefits from six dedicated car spaces in addition to dedicated bicycle parking, and shower facilities.

Adjacent commercial and leisure occupiers include Platinum Pilates and Oroko Travel.

Accommodation		
Level	SQ M	SQ FT
Ground Floor Office	231	2,,486
First Floor Office	238	2,561
Total	469	5,047

(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)

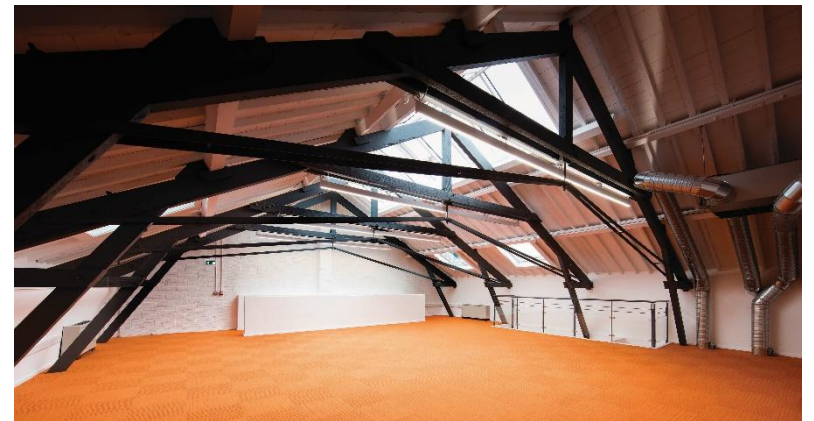


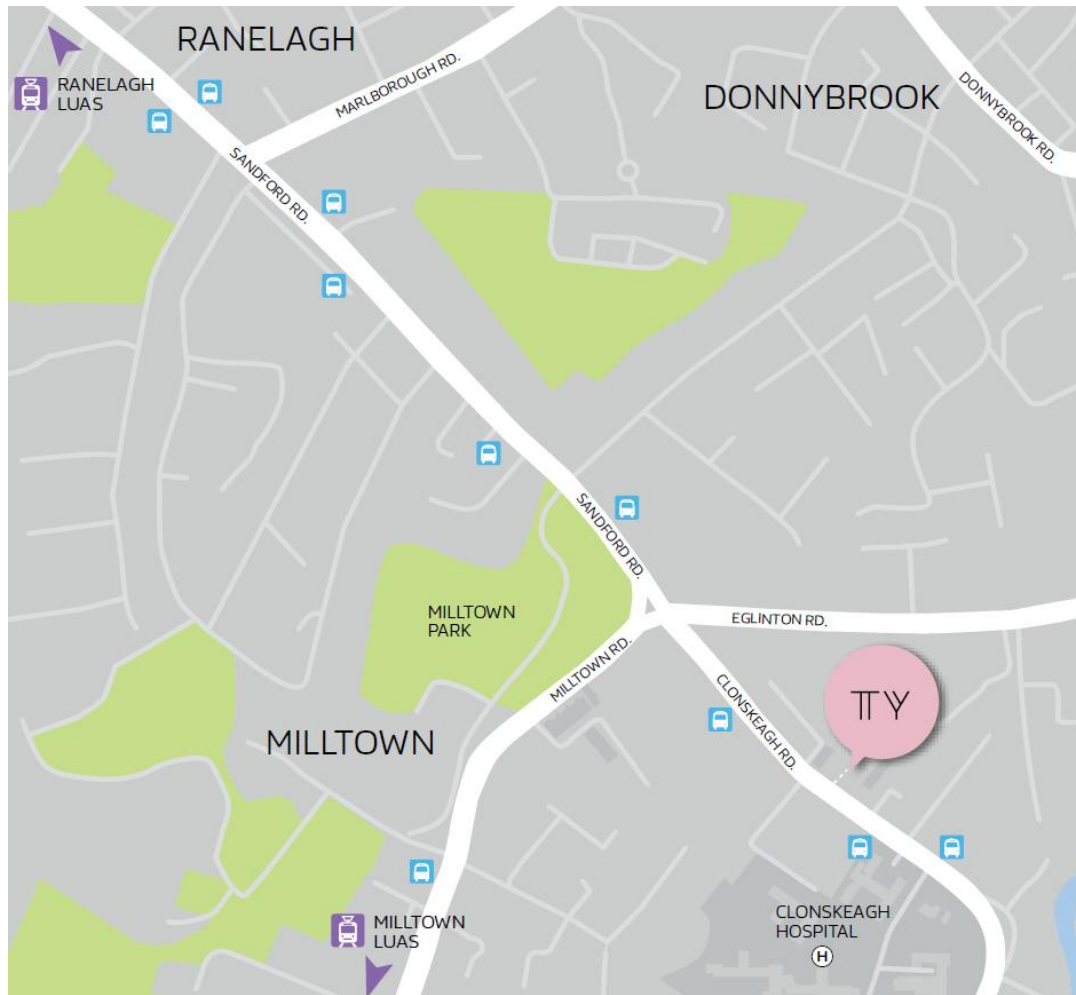


TENANCY DETAILS

The unit is leased to Irish frozen health food producer **Strong Roots**, who were recently acquired by the leading global frozen food group **McCain**.

The lease is held for a term of 10 years from 1st June 2019 subject to a net passing rent of €125,000 per annum exclusive of rates and insurance.



**IMPORTANT NOTICE**

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GUIDE PRICE

On Application

TITLE

We are advised title to the property is held freehold.

VAT

VAT will apply to the sale.

VIEWING

Strictly by appointment through the joint selling agents.

BER**CONTACT**

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