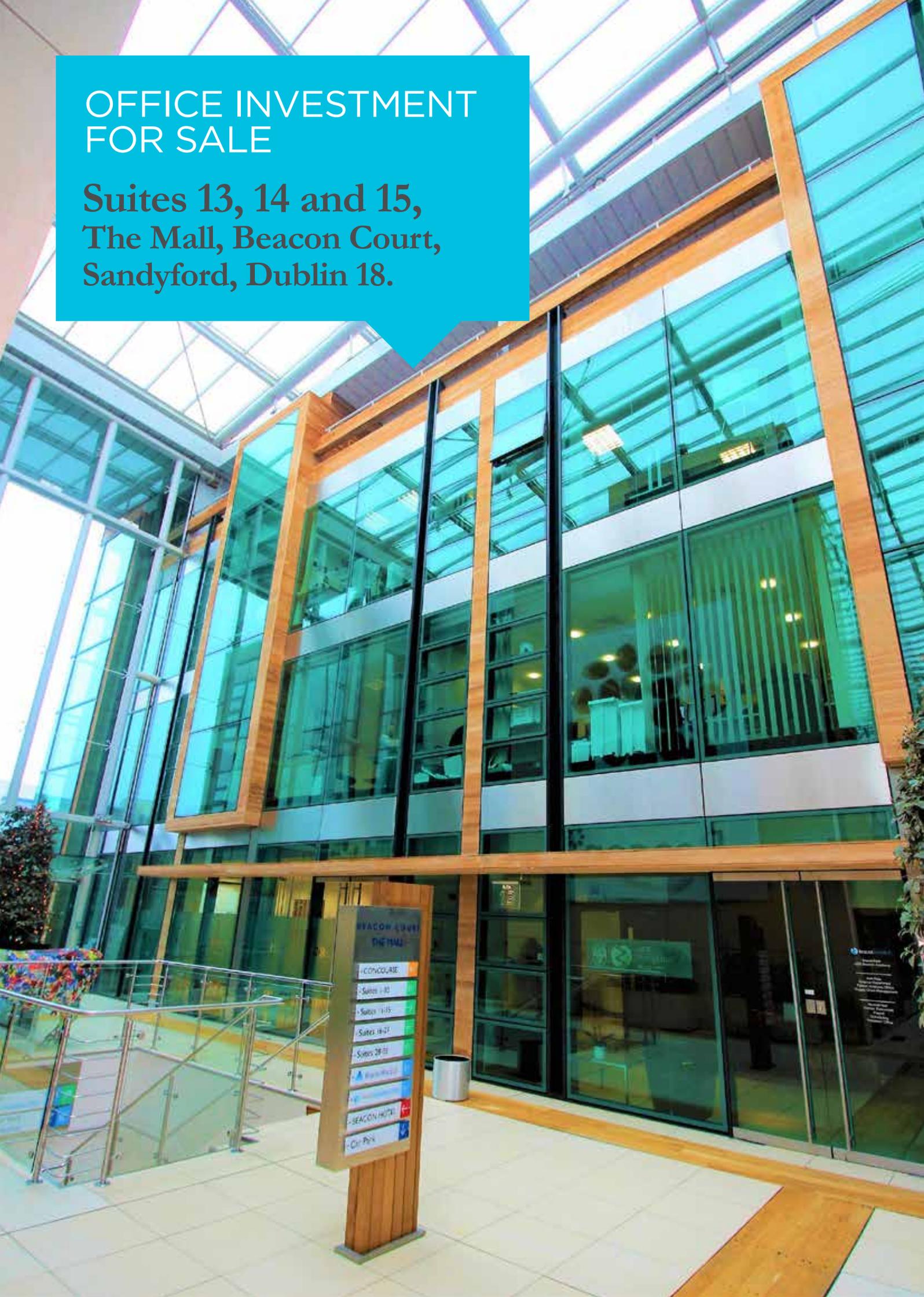


OFFICE INVESTMENT FOR SALE

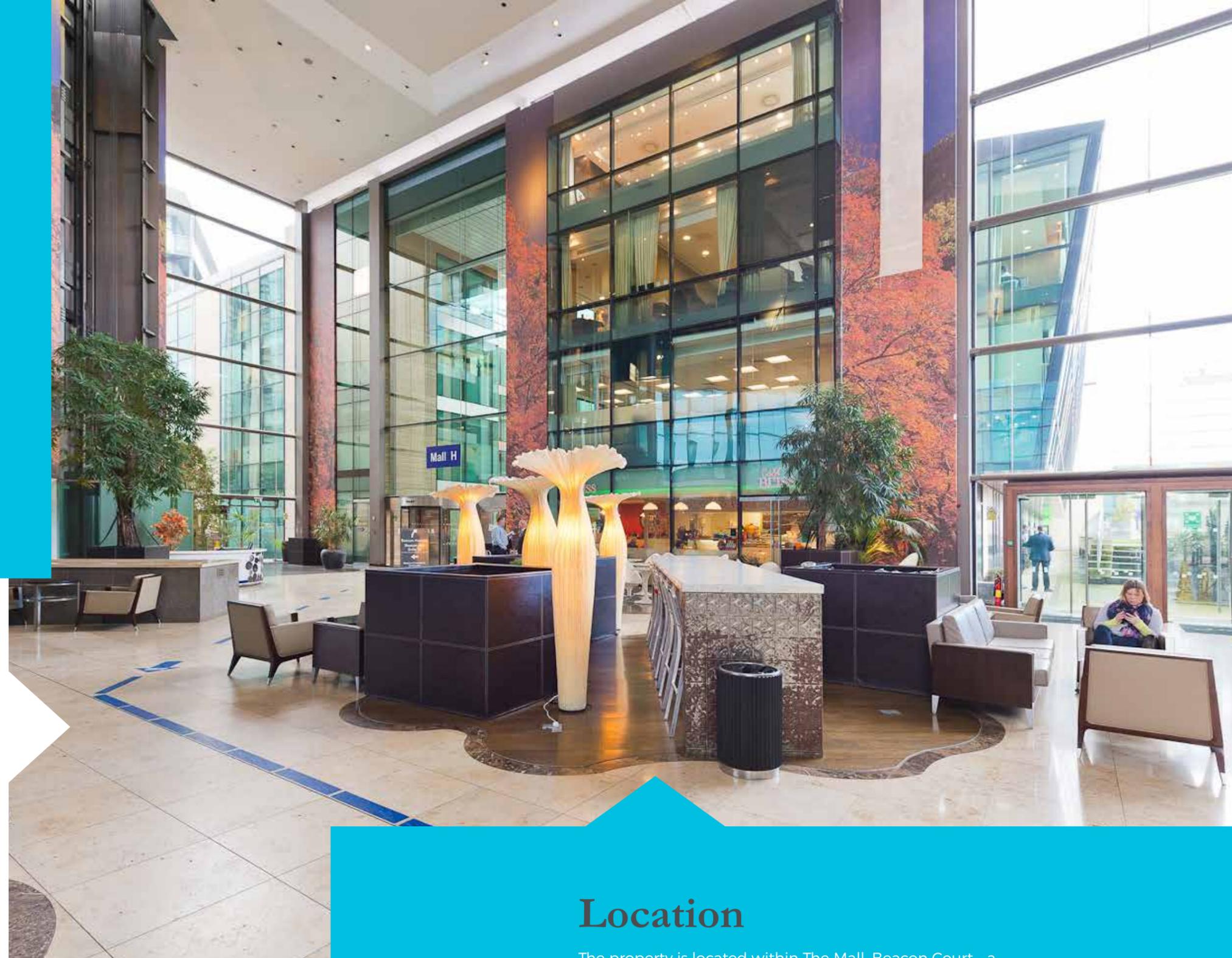
**Suites 13, 14 and 15,
The Mall, Beacon Court,
Sandyford, Dublin 18.**



Highlights

- Modern, high quality office investment
- Excellent covenant
- Producing €269,400 per annum
- Fixed uplift in February 2021 to €280,000 per annum
- Long unexpired term - 9.8 years to break (17.8 to expiry)
- 15 secure basement car parking spaces

Suites 13, 14 and 15 are located in the much sought after **Beacon Court** office development.



Location

The property is located within The Mall, Beacon Court - a modern office development in Sandyford, situated just off Junction 13 of the M50 Motorway. The Mall is part of the wider Beacon Court development which includes The Beacon Clinic, The Beacon Hotel, two café's and a creche all arranged over a basement public / private car park.

There is excellent transport infrastructure in the immediate vicinity. The Green Line Luas at Stillorgan, is just a 5-minute walk away and provides rapid transport to Dundrum Town Centre as well as the city centre. Good Dublin Bus services are also available on Blackthorn Drive.



Description

Suites 13, 14 & 15 comprise a purpose built, end of terrace office building that interconnects at each floor level. It extends to a Gross Internal Area of 981 sq. m. (10,569 sq. ft.). The property is situated at the southern end of the Mall and boasts access to a private outdoor patio / breakout area to the rear. Internally, the property is bright, spacious and has been finished and maintained to a high standard.

The ground floor comprises a tiled reception area, boardroom, training rooms and a kitchen / canteen area.

The first and second floors are laid out to provide a mix of open plan and cellular office space. Specification includes; - raised access floors, carpet tiles, suspended ceiling tiles with inset fluorescent lighting and air conditioning units.

An eight-person passenger lift, together with two separate internal stair cores serve all floors. Separate toilets are included at each floor level. The property also has the benefit of 15 secure underground car parking spaces.



Internally the property is bright, spacious and meticulously laid out.

10,569 SQ.FT.
GROSS INTERNAL AREA

Tenants not affected
BY SALE





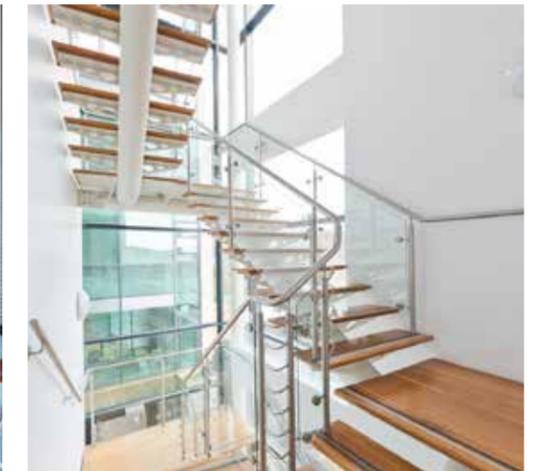
The Tenant



Beacon Hospital Sandyford provide administration services for the Beacon Hospital, including, finance, HR and accounts.

They also provide academy training facilities and programmes for UCD. The UCD Beacon Hospital Academy

was launched in February 2015 and boasts the most comprehensive private training programmes in Ireland underpinned by excellence in scholarship, innovation in all aspects of healthcare provision and transformative management and leadership.



20 year FRI lease with a passing rent of €269,400 p.a.

Lease

Let to the 'Beacon Hospital Sandyford Limited' by way of a 20-year full repairing and insuring lease from the 1st of February 2016. The passing rent is €269,400 per annum and the lease provides for a fixed uplift to €280,000 per annum in years six to ten - commencing February 2021, with open market rent reviews thereafter. There is a tenant break option at the expiry of the 12th year of the lease, subject to 6 months prior written notice.

Accommodation

The property was measured on a Gross Internal Area basis.

Floor	Sq. m.	Sq. Ft.
Ground	317.36	3,416
First	332.27	3,577
Second	332.27	3,577
Total	981.90	10,569
Balcony	18.96	204

There are 15 secure underground car parking spaces.





Title

We understand the property is held under a Long Leasehold Title.

BER



Joint Selling Agents



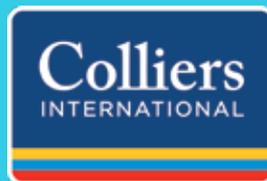
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