



# For Sale

By Private Treaty

Suites 3 & 4, The Mall, Beacon Court, Sandyford Business Park, Dublin 18

Outstanding Own Door Investment Opportunity

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BER C2





Location Map

## Location

- Suites 3 & 4 Beacon Court are in the heart of Sandyford, Dublin's premier office location outside of the city centre.
- Excellent position beside the commune in the luxurious Beacon Court development.
- The area is well serviced by public transport. The Beacon Court Development is just 3 minutes by car from Junction 13 on the M50. The Luas Green Line (Kilmacud stop), Dublin Bus and Dublin Aircoach are a short walk from the property.

## Description

- Beacon Court is a high-end, mixed-use commercial, medical and residential development in Sandyford Business District.
- Suites 3 and 4 Beacon Court each comprise of high quality three storey offices, each extending to a total floor area of approximately 302 sq m (3,253 sq ft).
- Each suite comes with 5 designated car parking spaces
- Fully fitted to a high specification
- Containing feature floor to ceiling glass elevations, three self contained floors, direct access to the car park and an impressive colonnade of glazed staircases.
- Surrounding occupiers in the area include Google, Facebook, Salesforce, Beacon Hospital and The Beacon Hotel.



## Accommodation Schedule

	Suite 3		Suite 4	
GIA	sq. m.	sq. ft.	sq. ft.	sq. m.
Ground Floor	91.36	983	91.36	983
First Floor	103.5	1,114	103.5	1,114
Second Floor	107.39	1,156	107.39	1,156
<b>Total</b>	<b>302.5</b>	<b>3,253</b>	<b>302.5</b>	<b>3,253</b>

All intending purchasers/tenants are specifically advised to verify the floor areas and undertake their own due diligence



## Investment Overview

- Two modern own door office suites fitted out to a high standard
- Total passing rent of €150,000 per annum
- Potential to increase passing rent at renewal / re-letting
- Dublin's premier office location outside the city core
- The suites are available for sale together or as separate lots
- Suite 3 also available with Vacant Possession



## Suite 3 - Investment Summary

- Single let to Richardson Insurance
- Passing Rent of €85,000 per annum
- Approximately 3,253 sq ft GIA over three floors
- 5 designated car park spaces
- New 2 year lease to be put in place on sale
- Option to purchase with Vacant Possession for owner occupier

## Suite 4 - Investment Summary

- Single let to KPTRS Investments Ltd
- Passing Rent of €65,000 per annum
- Approximately 3,253 sq ft GIA over three floors
- 5 designated car park spaces
- 4 year 9 month lease from 15 July 2016
- Sub lettings in place on ground and second floors
- Tenant break in 2019 not exercised



## Suites 3 & 4, The Mall, Beacon Court, Sandyford Business Park, Dublin 18

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### Title

Long Leasehold

### Viewing

Strictly by appointment with the sole agents

### Terms

Price on application. Available for sale together or as separate lots. Suite 3 available with Vacant Possession.

### BER

#### Suite 3

BER: C2

BER No: 800708802

EPI: 354.4kWh/m<sup>2</sup>/yr 1.24

#### Suite 4

BER: C2

BER No: 800708745

EPI: 343.88kWh/m<sup>2</sup>/yr 1.28

For further information or inspection please contact :

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