

FOR SALE BY PRIVATE TREATY  
PRIME OFFICE INVESTMENT

# BLOCK G

EAST POINT BUSINESS PARK  
DUBLIN 3



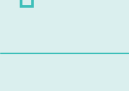
# INVESTMENT HIGHLIGHTS

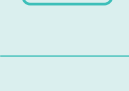
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**THE ONLY**  
City Centre Business Park
- 

3-storey office consisting of  
**26,669 SQ. FT.**  
and a total of 42 car spaces
- 

**BER OF B3**  
with a BER pathway in place to achieve an A3
- 

Rental income of  
**€445,564**
- 

WAULT of  
**1.71 YEARS**
- 

Currently let to Activision Blizzard Ireland on the first and second floors
- 

Premium location close to the Central Business District
- 

Immediate asset management opportunities to increase income



Situated 650m from the intersection of the East Wall Rd and Alfie Byrne Rd, the property benefits from a highly accessible location, with direct access to the Dublin Port Tunnel, which links straight to the M50 and M1 motorways. The M1 links Dublin to nearby towns like Drogheda and Dundalk.

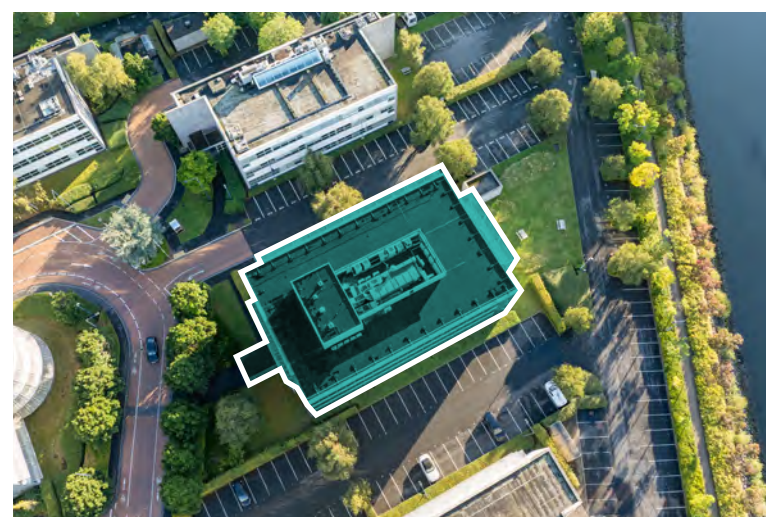
Block G benefits from ease of access to the Central Business District and the International Financial Services Centre.

The property has good public transport links with the Spencer Dock Luas stop 1.9km away, Clontarf Dart Station is 1.6km away, and the area is also serviced by a number of Dublin Bus routes. Occupiers in East Point also have a dedicated shuttle bus service directly to Clontarf Dart station.

The property is located only 3.0km from the affluent Dublin Suburb of Clontarf, 650m from East Wall a new mixed-use scheme comprising of a 183-bedroom hotel and 105 apartments as well as approximately 3.5km from the new Glass Bottle Development which will have over 3,800 residential units and extensive commercial space.

### The park's primary advantage lies in its strategic connectivity

- Direct access from the **Dublin Port Tunnel**
- 15 minutes to **Dublin Airport**
- 8 minutes to nearby **Dart Station at Clontarf**
- 9 minutes to **Spencer Dock Luas stop**
- Immediate links to the **M50** and **M1** motorways
- Unmatched convenience for staff commuting and international travel
- Dedicated shuttle bus service to the nearby **Clontarf Road DART station**
- Seamless access to **Dublin City Centre**



# DESCRIPTION / ACCOMMODATION

The property comprises a standalone, three-storey office extending to 26,669 sq. ft. The building offers high-quality office accommodation presented in a mix of open plan and cellular offices. The building benefits from quality tenant fit-outs.

- Carpeted raised access floors
- Suspended ceilings
- VRV air conditioning
- An 8-person lift
- Bicycle, shower and canteen facilities
- 42 car spaces

The Gross Internal Area (GIA), based on a Malcom Hollis measurement survey is as follows.

| Floor  | Sq.m.   | Sq.Ft. |
|--------|---------|--------|
| Ground | 797.2   | 8,581  |
| First  | 839.7   | 9,039  |
| Second | 840.7   | 9,049  |
| Total  | 2,477.6 | 26,669 |

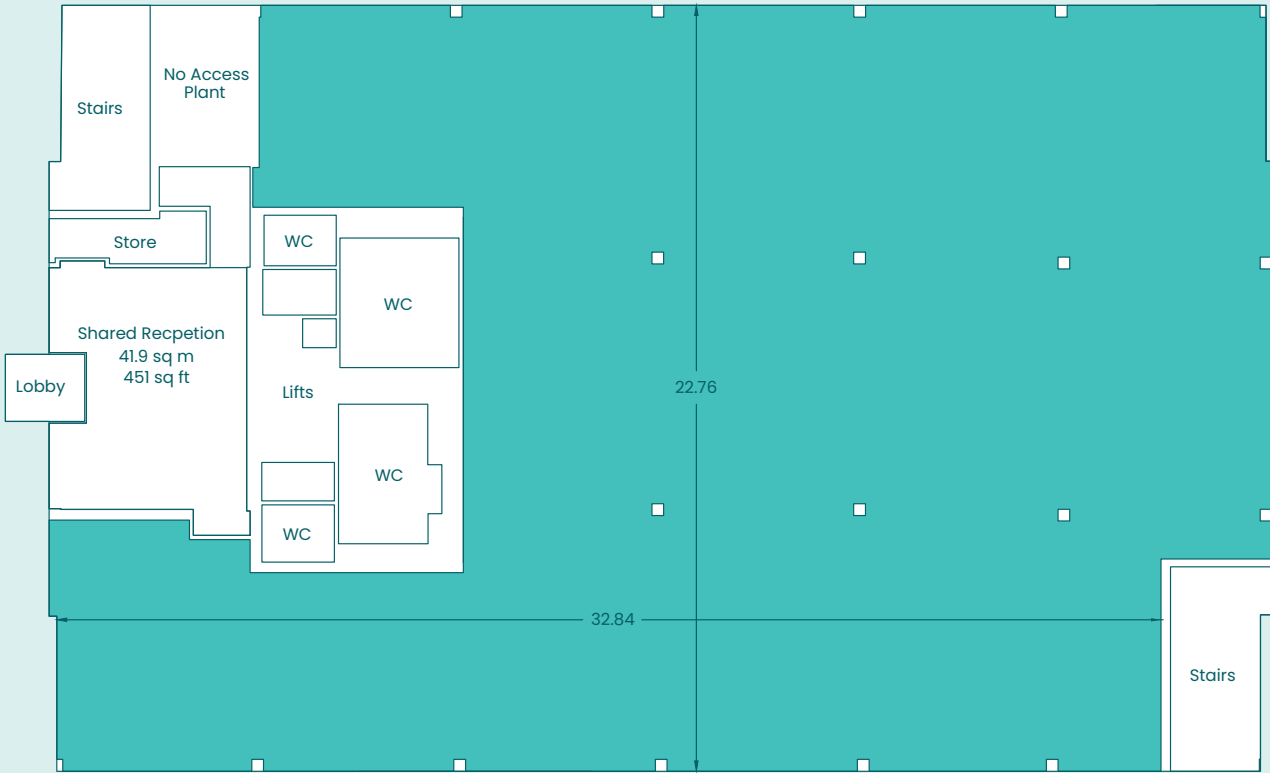
Please note the above areas are the indicative lettable areas based on a pro rata apportionment of the ground floor shared reception.

**Disclaimer.**  
All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

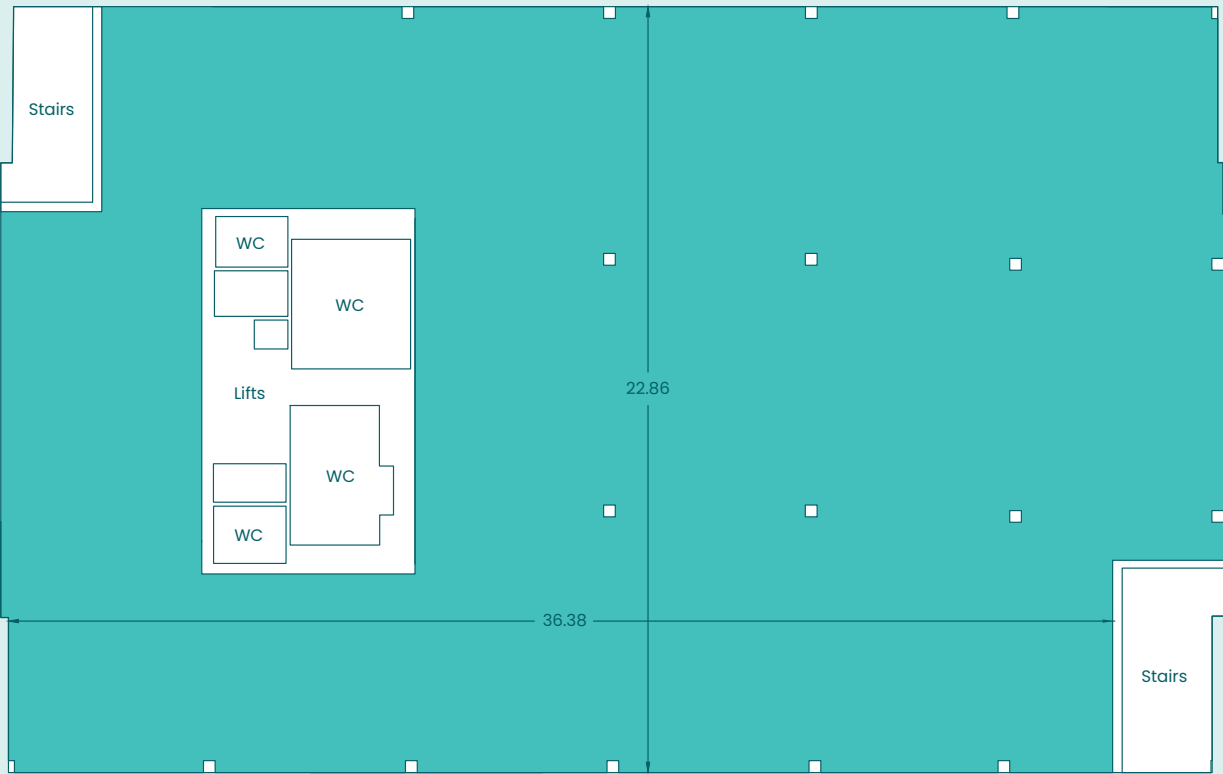
East Point Business Park is one of Dublin’s longest-established and most successful business parks, providing a secure, and highly accessible working environment. As a fully managed and well maintained 40-acre park it is home to major occupiers like Oracle, Google, Enterprise Ireland and Ergo. It is also home to Oracle’ Irish hub. Unlike city centre locations, it offers a managed, 24/7 secure campus with an abundance of green space and parking. Major investors in East Point include Iroko, Corum, Ares, Madison and Earlsfort.

Occupiers have always been a focus in East Point, and this shows with amenities like a weekly market, physio, creche, communal bike facilities, 5 aside football pitches, tennis courts, padel courts, cafe and restaurants.

Ground Floor



Typical Floor



# TENANT PROFILE

## ACTIVISION

The First and Second Floors are let to Activision Blizzard Ireland Limited on two separate leases:

### First

From 1/3/2023 until 28/2/2029 at €224,282 p.a.

### Second

From 1/3/2023 until 28/2/2029 at €221,282 p.a.

Activision have a Right of First Refusal on the Ground Floor, which if activated allows for a new 5 year lease on the entire building at a pre-agreed rent.

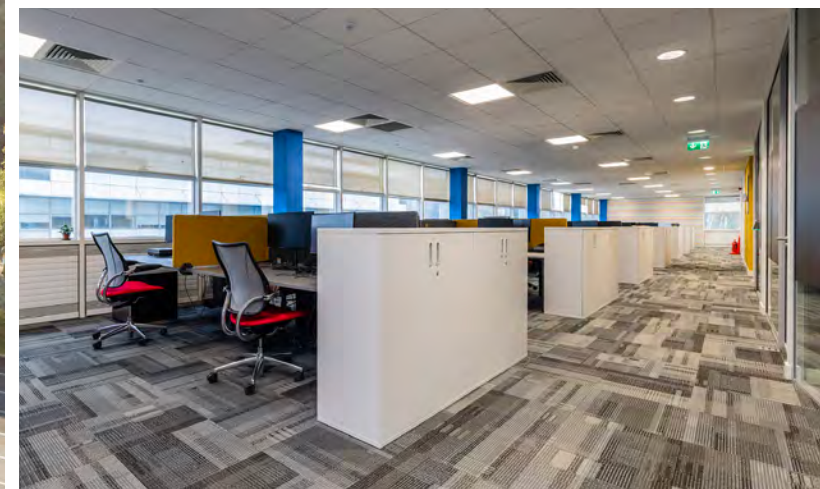
Activision Blizzard Ireland Limited is the Irish arm of one of the world's most iconic entertainment and technology companies. Since 2023 Activision is wholly owned by Microsoft. They are most popularly known for being home to blockbuster gaming franchises including Call of Duty, World of Warcraft, and Diablo. Activision Ireland provides advanced quality assurance, localisation, and technical services for the European market.

The business continues to demonstrate robust growth and operational strength, reflecting the stability and reputation of a blue-chip tenant backed by one of the world's most valuable technology groups. Its long-term investment in Ireland underscores a deep commitment to innovation, talent, and excellence in digital entertainment.

Activision has experienced significant financial growth with a 63% rise in revenue from 2023-2024 in accordance with Microsoft's 18-month calendar year. They reported pre-tax profits of €2.47 million from the previous year of only €776,805.

Activision Blizzard Ireland also scored a 93 and Low Trade Risk on a recent Vision Net Report.

In 2024, parent company Microsoft reported over \$245 billion in annual revenue and over \$109 billion in operating income.





## FURTHER INFORMATION

### METHOD OF SALE

For Sale by Private Treaty

### BER



BER Number: 800997884 | BER B3  
Energy Performance Indicator (EPI):  
203.97 kWh/m<sup>2</sup>/yr

### TITLE

Freehold

## CONTACT DETAILS

For further information or to arrange and  
inspection please contact



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