

FOR SALE

Well located Industrial Investment

Unit 249, Block A, Blanchardstown Corporate Park 2, Ballycoolin, Dublin 15



O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD



Location: Blanchardstown Corporate Park 2 is located adjacent to the N3 and benefits from easy access to the M50 orbital motorway and is only 15 and 25 minute drive respectively from Dublin Airport and the City Centre. Access to public transport at Blanchardstown Corporate Park is excellent with three individual bus routes serving the park along with a number of other routes serving the Blanchardstown Centre. The subject property is located in Block A. Neighbouring occupiers include SAS International, Top Land and Iceland.

Description: The property comprises an end of terrace modern industrial/office unit. The property has reinforced concrete floors and loading access is provided from the rear via a full height automated grade door. High output lighting and a 3 phase power supply is provided to the warehouse area with a clear internal height is 6.30m. Two storey offices / staff facilities are provided to the front of the property. The offices comprises open plan a number of cellular offices together with toilets and kitchen facilities. Finishes generally include plastered and painted walls, suspended ceilings incorporating recessed light fittings, perimeter trunking fitted with data cabling. In addition generous there are 7 car parking spaces is provided to the front.

Building Energy Rating: B3 Ber No: 800308843

Lease: The property is leased to Intersurgical Ireland Limited by virtue of 10 year internal repairing and insuring lease from 17/08/2015 at an average passing rent of €28,000 per annum exclusive. There is a tenant's option to determine the lease in 7th year of the term subject to 12 months written notice. The lease provides for market value rent reviews on the 5th anniversary.

FOR SALE

Well located Industrial Investment

Unit 249, Block A, Blanchardstown Corporate Park 2, Ballycoolin, Dublin 15



Quoting Price

We are instructed to seek offers in the region of €350,000 plus VAT. A purchase at this level equates to a net initial Yield of 7.63% after standard purchasers' costs.

Viewing

By appointment only

Further Information

Darac O'Neill

Tel: 045 856 604

Mobile: 087 965 6063

Email: darac@oneilandco.ie

Accommodation

We understand the unit comprises the following floor areas:

Description	SQ M	SQ FT
Office	312	3358
Warehouse	174	1873
Total	486	5231

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

DISCLAIMER

These particulars are issued by O'Neill & Co Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © O'Neill and Co Ltd. 2015