

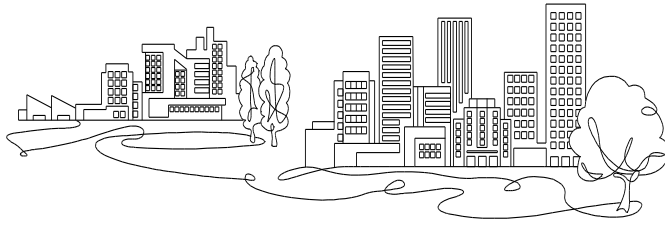
HARRINGTON & CO
COMMERCIAL PROPERTY CONSULTANTS

660 1082

For Sale

Investment Property

Unit 4L, The Square Industrial Complex Belgard Square, Tallaght, Dublin 24



**Lambert
Smith
Hampton**

01 676 0331

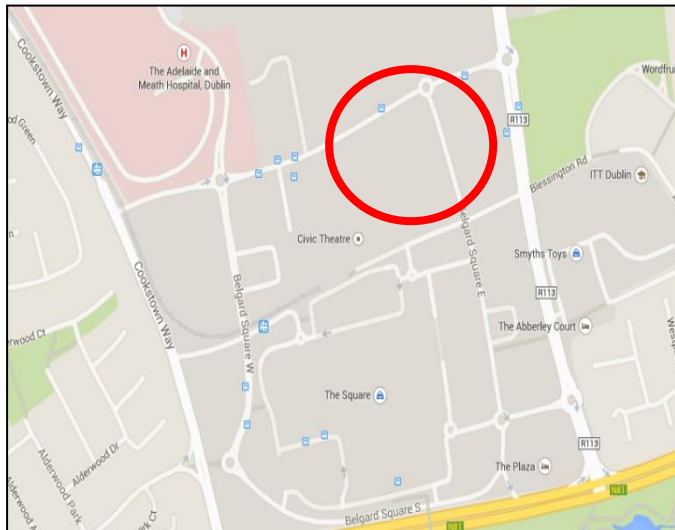
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- **Profile corner office/warehouse facility**
- **1,056.8 sq m (11,375 sq ft) with high office content**
- **Within close proximity to Tallaght Village, N7 & N81**
- **Producing €53,000 per annum (tenant not affected)**

Unit 4L, The Square Industrial Complex, Belgard Square, Tallaght, Dublin 24

Location



O.S. No. AU0000607

The Square Industrial Complex is an excellent commercial area located approximately 8 kilometers south west of Dublin city centre. It is situated just 3 kilometers from the M50/N81 Interchange at Junction 11.

Access to the estate is via Belgard Square North, close to its intersection with Belgard Road.

The property enjoys attractive profile and is located in a strategic position to the rear of The Square Shopping Centre. The LUAS Red Line at Tallaght is located to the rear of the complex. Occupiers within close proximity include An Post, Cuisine de France & Unilever to name just a few.

Property

The property comprises a terraced corner industrial/warehouse facility incorporating substantial two storey office accommodation to the front.

The building is of concrete portal frame construction with concrete block infill walls finished externally with profile brick façade. The entire is covered with a double skin insulated metal deck roof with perspex roof lights. The building has an eaves height of approximately 8.5 metres (28 ft). Loading access to the property is via double entrance doors to the front elevation.

The office accommodation is finished to a modern specification to include suspended acoustic ceiling tiles incorporating fluorescent lighting, plastered and painted walls and carpet floors.

The property benefits from 21 on site car park spaces.

Accommodation

The estimated gross external floor area is as follows:

	sq m	sq ft
Warehouse	357.5	3,848
Offices (Two Storey)	699.3	7,527
Total	1,056.8	11,375

Intending purchasers are advised to verify all floor areas

Services

All main services including water, drainage, electricity and telecommunications are connected to the property.

Tenancy

The property is let to Oki Systems (Ireland) Limited under the terms of a 35 year Full Repairing & Insuring (FRI) lease from 25 March 1994 subject to standard five yearly rent reviews. The current rent is €53,000 per annum. The lease incorporates an option to break on 30 September 2016.

BER

Ber Rating: C1

Ber Number: 800377681

Energy Performance Indicator: 233.39 kWh/m²/yr

Price

On application

Viewing

Viewing strictly by prior appointment with joint agents.

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