

## Grattan House, Dublin Road, Portlaoise, Co. Laois

[summary](#)[description](#)[tenancies](#)[portlaoise](#)[legal](#)[streetview](#)

- FOR SALE by Private Treaty
- Fully let office investment
- Stand alone office building in larger office development
- Established office location close to Portlaoise Town Centre
- Current passing rent €101,250 per annum
- Current occupancy level 100%
- Let to - Department of Agriculture, Department of Education and Family Support Agency

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### Description

The property is a three storey office building situated in Grattan Business Centre, Dublin Road, Portlaoise, approx 1km from the Town Centre.

The building forms part of a larger residential and office development, of which the offices are primarily occupied by the Department of Agriculture.

Car parking is provided in a combination of surface and basement spaces with total of 48 spaces.

The original Georgian building was completely re-furbished in 2006 and provides modern office space with carpeted floors, perimeter trunking, automatic sensor lights in common areas, Georgian ceilings with original cornice.

Staff canteen, toilet and comms rooms are provided on each floor and a passenger lift serves all floors.

### Area

Due to the nature of the occupancy we have not been able to carry out a full measurement survey and have relied upon scaled drawings provided.

Check measurements have been taken where available.

Tenant:	Level	Lease Area	GIA	Car Spaces
Department of Education	Lower Ground	3,300 sq.ft	4,474 sq.ft	10
Department of Agriculture	Upper Ground & Part First Floor	4,364 sq.ft	6,665 sq.ft	35
Family Support Agency	Part First Floor	2,831 sq.ft	2,530 sq.ft	3

Any potential purchaser shall be required to satisfy themselves as to the correctness of the floor areas provided.

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### Ground Floor

Let to The Commissioners of Public Works in Ireland.

Occupied by Department of Education.

Let on a 9 year and 11 Month lease from 1st August 2006 at a current rent of €30,000 per annum.

### Part First Floor

Let to The Family Support Agency.

Let on a 9 year and 11 month lease from 1st July 2006 at a current rent of €27,600 per annum.

### Upper Ground Floor & Part First Floor

Let to The Commissioners of Public Works in Ireland.

Occupied by the Department of Agriculture

Let on a 5 year lease from 1st July 2013 at a current rent of €43,650 per annum.

The lease provides for a break option at the end of the third year of the term with a further rolling break option every 6 months thereafter subject to 3 months notice.



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### Portlaoise

Portlaoise is the commercial and administrative capital of Laois.

Population of 20,145 (Census 2011).

Located on the M7/8 Motorway Dublin to Limerick/Cork

Large local employers include, Department of Agriculture, Irish Prison Services, Midlands Regional Hospital, An Post and Irish Rail.

Further details in relation to the town are available at: [www.census.cso.ie](http://www.census.cso.ie)

### Transport

Bus: Dublin Coach provides regular services from Portlaoise to Dublin  
[www.dublincoach.ie](http://www.dublincoach.ie)

Train: From Portlaoise to Heuston train station  
Portlaoise Station Information  
[www.irishrail.ie](http://www.irishrail.ie)

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### Title

999 Years leasehold interest

### Viewing

Strictly by appointment only

### Building Energy Rating

BER Exempt

### Local Authority Rates

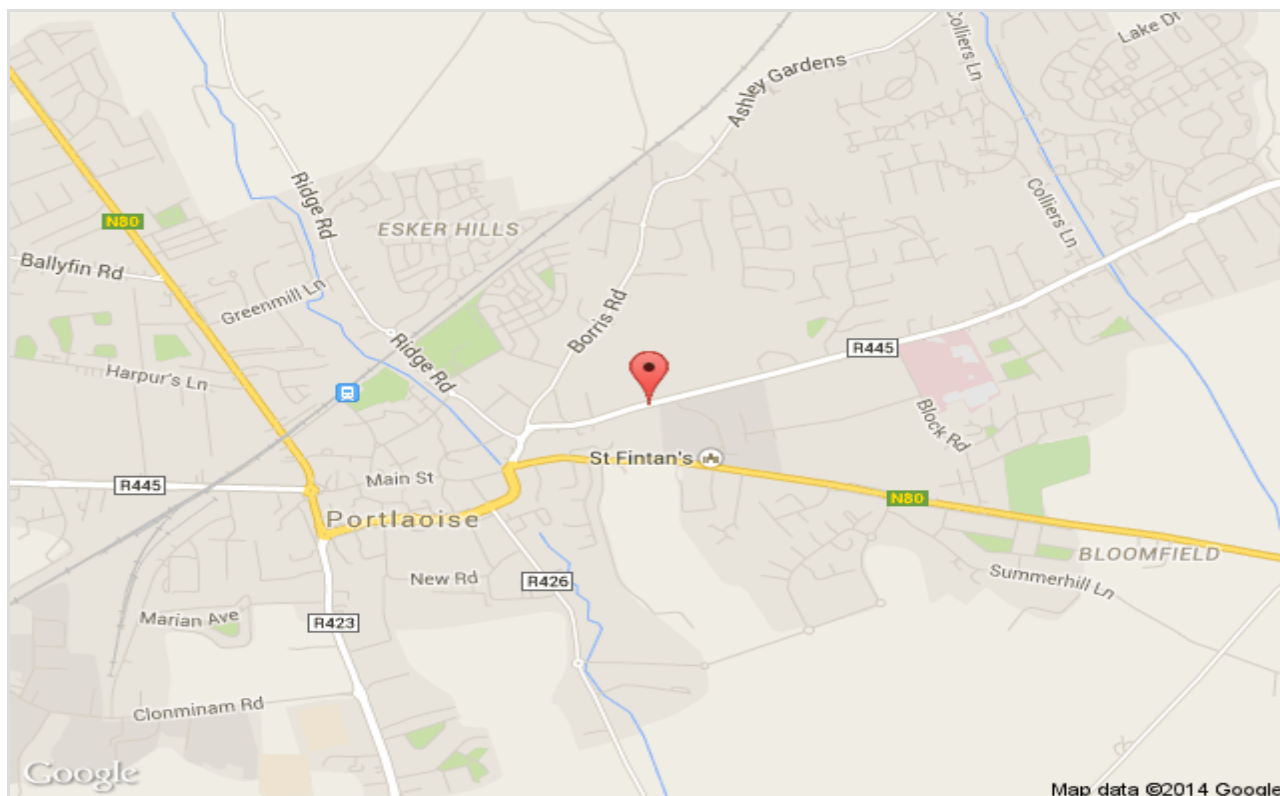
Lower Ground:	€3,619.28
Upper Ground:	€5,235.03
Part First Floor (Front):	€2,068.16
Part First Floor (Rear):	€2,716.56

### Solicitor

TBC

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