

9

Industrial Units @ Heather Road

Sandyford Industrial Estate, Dublin

INDUSTRIAL INVESTMENT SALE

9

Industrial Units @ Heather Road Sandyford Industrial Estate

► Investment Summary

- Fully let producing €231,510 per annum
- WAULT of approx. 10 years
- Strong spread of Income
- For Sale in One or More Lots by Private Treaty



► Location

Sandyford is one of Dublin's premium industrial and suburban office locations and is home to some of the largest corporates in the country to include Microsoft European Headquarters, Salesforce, Dun and Bradstreet, Mercury Engineering and AIB Financing.

The units are situated on the eastern side of Heather Road in Sandyford Industrial Estate in South Dublin. The units are part of a development of a number of similar blocks of small light industrial/office units. The buildings immediately adjacent to the subject properties are in industrial use, however, there are some modern office developments such as Heather House and Q House close by.

Sandyford Industrial Estate has witnessed much development over the past 10 years with significant office, retail and residential developments being built. Sandyford boasts a host of amenities to including Bewley's Hotel, Beacon Court Hotel and Beacon South Quarter providing occupiers with superb access to shopping, restaurants, leisure and fitness outlets on their doorstep.

The existing LUAS station which provides access to the city centre within 25 minutes, is located within a 5 minute walk of the property.

The Stillorgan dual carriageway is within 1.5km of the premise and provides direct access to the city centre (9km) and the south east of the country. The Sandyford interchange on the M50 is also within approx. 1km of the property and provides easy access from to all the main arterial routes to the rest of the country making Sandyford an attractive occupier location.

9 Industrial Units @ Heather Road Sandyford Industrial Estate

► Description

The properties comprise nine terraced and end of terrace industrial units.

All units are of concrete portal frame and block wall construction with modern insulated metal deck roofs and red brick/metal deck façades. The properties benefit from full height standard grade loading doors to the front/side of each of the premises.

Units provide warehouse accommodation and ancillary two storey office accommodation to the front elevations.

General office specification includes plastered and painted walls, integrated wall sockets, a mixture of slab and suspended ceilings with both recessed and boxed fluorescent lighting and electric storage heating.

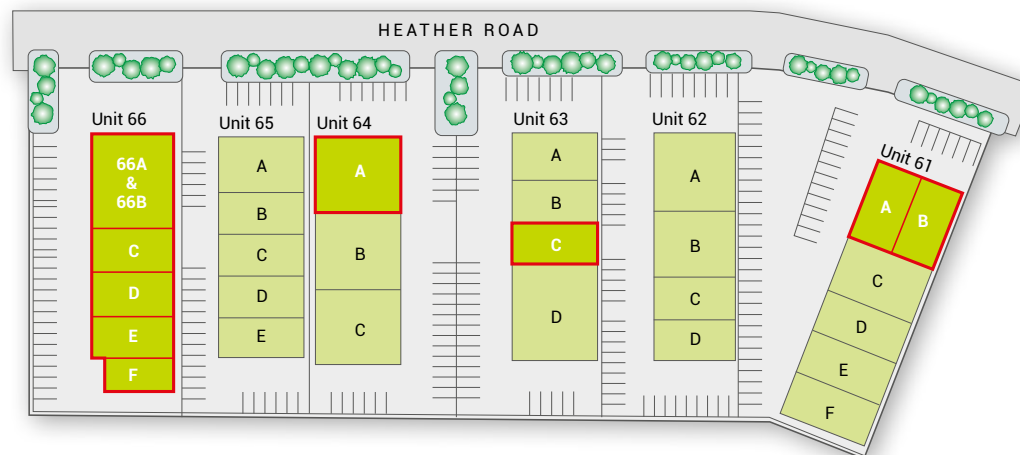
► Accommodation

Below are the approximate Gross External Floor Areas:

Unit	Total Area (sq m)
Unit 61A	240.3
Unit 61B	405.5
Unit 63C	211.8
Unit 64A	386.3
Unit 66A&B	528.2
Unit 66C	232.7
Unit 66D	233.8
Unit 66E	263.3
Unit 66F	240.6
Totals	2,742.6



► Siteplan



9

Industrial Units @ Heather Road Sandyford Industrial Estate

► Tenancy Overview

Unit	Tenant	Rent per Annum	Lease Start
Unit 61A	Synergy Facility Services	€20,000	New 10 Year Lease Agreed
Unit 61B	Shalimar T/A Lets Eat In	€28,160	Over-holding
Unit 63C	Marco Beverages	€34,000	35 yr lease from 01/04/1992
Unit 64A	Trade Counters Ltd.	€24,000	35 yr lease from 10/11/1997
Unit 66A&B	Light Source	€36,500	4yr 9 mth lease from 14/07/2014
Unit 66C	Continuprint	€27,270	Over-holding
Unit 66D	Bio Industries	€27,260	35 yr lease from 30/06/1990
Unit 66E	Efficiency Services	€18,720	35 year lease from 08/04/1993
Unit 66F	Jim Doyle	€15,600	25 year lease from 01/01/2002
Totals		€231,510	

The schedule above provides for a WAULT of approx. 10 years with a good spread of income between all occupiers and little reliance on any one tenant.

Further lease information is available in the data room at www.heatherroadsandyford.com

► Titles

We understand the properties are held under Long Leasehold titles.

► Town Planning

The property is zoned Objective LIW: "To improve and provide for low density warehousing- light industrial warehousing uses" under the Dun Laoghaire-Rathdown Development Plan 2010 – 2016.



► BER



BER rating for individual units are available on request.

► Guide Price

Excess €2.6 million.

► Viewings

Viewings are strictly by appointment through sole agents Knight Frank.

Ross Fogarty
Email: ross.fogarty@ie.knightfrank.com



Telephone: +353 1 634 2466
20-21 Pembroke Street Upper, Dublin 2.

Conditions to be noted: These particulars are issued by Knight Frank on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only, they are given in good faith and believed to be correct, and any intending purchaser/tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction. Neither Knight Frank or any of their employees have any authority to make or give any representation or warranty in respect of this property. All maps reproduced by permission of the Ordnance Survey Ireland - Licence Number AU0044104 PSRA Licence Reg. No. 001266. July 2015. Designed and produced by Creativeworld Tel: 01282 858200.