

FOR SALE

Dundanion House

BLACKROCK • CORK



- Magnificent Period Property on 1.13ha (2.8 acres) approx. and occupying a prestigious location in the heart of Blackrock
- Blackrock is one of Cork city's most sought after suburbs and Dundanion is one of Blackrock's finest properties
- Dundanion House comprises a detached 3 storey building extending to 855 sq. m. (9,200 sq. ft.) and suitable for corporate offices or conversion back to an exclusive and unique private residence
- Occupying a highly desirable and secluded setting with extensive mature grounds
- The Coach House complex comprises 3 office suites totalling 490sq.m. (5,275sq.ft.) that are leased and income producing (tenants not affected)
- For sale in one or more Lots – **Lot 1** Entire, **Lot 2** Dundanion House & Grounds and **Lot 3** Coach House complex with separate access.

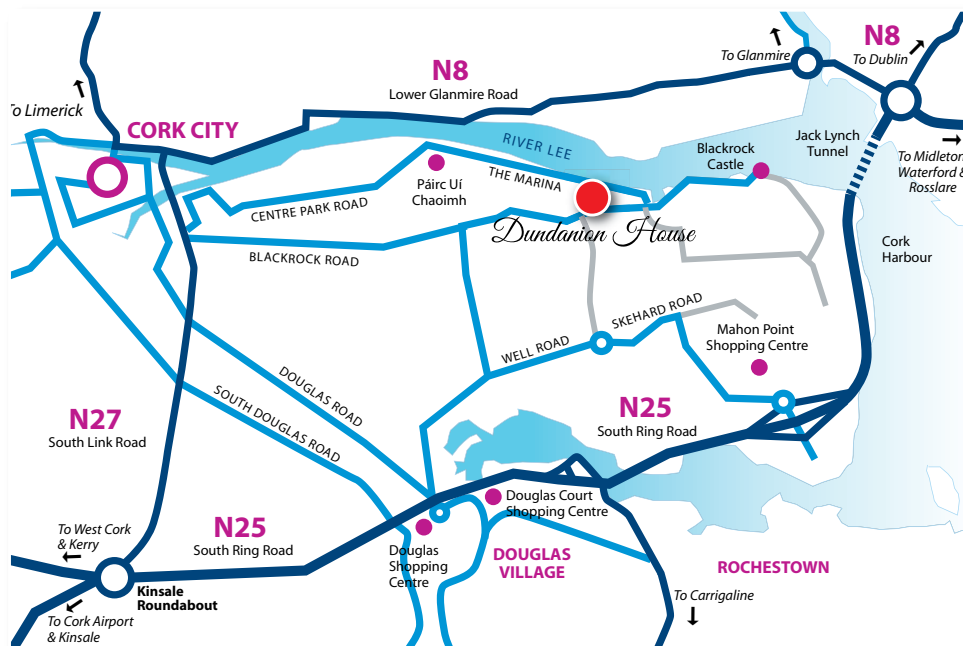




Location



The property is located in Blackrock, 4km east of Cork City Centre and convenient to the City Centre and the South Ring Road network. Blackrock is one of Cork's most exclusive suburbs and boasts some of Cork's finest period homes. Dundanion is situated in the heart of Blackrock and benefits from a range of amenities and services all within easy reach. The property occupies a most private setting and has the benefit of two entrances to the Blackrock road, one being the original entrance by the coach house which has a private bridge over the former rail line and the other being a grand entrance linking the house directly to the Blackrock road.



LOCATION MAP



Description...

Dundanion is of important architectural and historical merit to Cork. Best known as the home of the noted Irish Architect Sir Thomas Deane, who built the Manor c. 1830's. The grounds also incorporate the ruins of the 16th Century, Blackrock Castle.

Dundanion House comprises a detached five bay two storey over basement level house c. 1830. A fine example of neo classical architecture and boasts exceptional period features including, tetrastyle portico entrance, fireplaces, ceiling cornicings & plasterwork, high ceilings, feature staircase and graciously apportioned accommodation. Currently in office use, Dundanion has future potential for corporate offices, private clinic or conversion back to an exclusive and unique period residence.

Dundanion Castle, House and former railway bridge are protected structures.

A more modern system built single story building adjoins the main house and is laid out in modern offices.

Extensive mature grounds front the house enclosed by a high stone wall to Blackrock road, mature trees, large garden areas, car parking and driveways.

The former stone built Coach House fronting Blackrock road, comprises 3 office suites - two ground floor and one first floor unit. The suites offer a mixture of open plan and cellular offices, attractive office accommodation within a building of character and benefits from on-site car parking and separate access to the Blackrock road.



COACH HOUSE

Accommodation:

DUNDANION HOUSE 855 sq. m. (9,200 sq. ft.)

Ground Floor: Large Entrance Hall, boardroom and 4 rooms

First Floor: 7 rooms & wcs

Basement Level: Kitchen, 2 rooms & 4 Storage Rooms

SINGLE STOREY OFFICE BUILDING:

199 sq.m. (2,140 sq.ft.)

2 Large open plan offices, 7 cellular offices, tea station and wcs.

COACH HOUSE COMPLEX:

Unit 1:

Ground Floor - 129.3 sq. m. (1,390 sq. ft.)

2 Large Open Plan Office and 2 Cellular Offices

Shared Kitchen & WC's:

Ground Floor - 45 sq. m. (485 sq. ft.)

Vacant Office

Ground Floor - 27.9 sq. m. (300 sq. ft.)

Unit 3

First Floor - 127 sq. m (1,360 sq. ft.)

Large Open Plan Office, Meeting Room & Office.

Unit 2 -

Ground Floor - 162 sq. m. (1,750 sq. ft.)

Large Reception, Open Plan Office Area, 4 Cellular Offices, Kitchenette & WC.

(Floor areas are approximate gross internal areas)



Tenancy:

DUNDANION HOUSE

Vacant Possession Available

Adjoining Office Building

Annual letting to Cork City Childcare

Coach House

Unit 1: Tenant: Thornpart Adjusters Ltd.

Lease Term:

Unit 2: Tenant: Cogent Taxation Group Ltd.

Lease Term: 4 yrs 11 mths from 10/11/2011

Unit 3: Tenant: RKD Architects (Cork) Ltd.

Lease Term: 3 yrs from 01/01/2013

Mutual Break at 2

TOTAL RENT: €50,000 pa approx.

Tenants not affected.

CONDITIONS TO BE NOTED

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.

3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.

4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.

5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.

7. DTZ Sherry FitzGerald Registration number: 002607

8. Sherry FitzGerald registration number: 002183

SITE MAP

VIEWING: Strictly by appointment with the agents.

BUILDING ENERGY RATING (BER)

Dundonian House - BER exempt.

Remaining buildings D2 - C2

Full BER Certs & Advisory Reports are available on request.

SOLICITOR

Ms Elaine O' Driscoll, PJ O' Driscoll & Sons, 73 South Mall, Cork.

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