

BISLEY HOUSE

IDA Business Park,
Southern Cross Road,
Bray, Co. Wicklow



INDUSTRIAL SALE AND LEASEBACK INVESTMENT OPPORTUNITY **PROMINENTLY POSITIONED** WITHIN IDA BUSINESS PARK, BRAY, LET TO **BISLEY** OFFICE FURNITURE IRELAND LIMITED.

INVESTMENT HIGHLIGHTS



Modern detached industrial investment extending to a GEA of approx. 4,151.52 sq.m. (44,687 sq.ft.)



New 20-year FRI lease with five-yearly CPI Linked Rent Reviews and a Tenant Break Option on expiry of Year 15



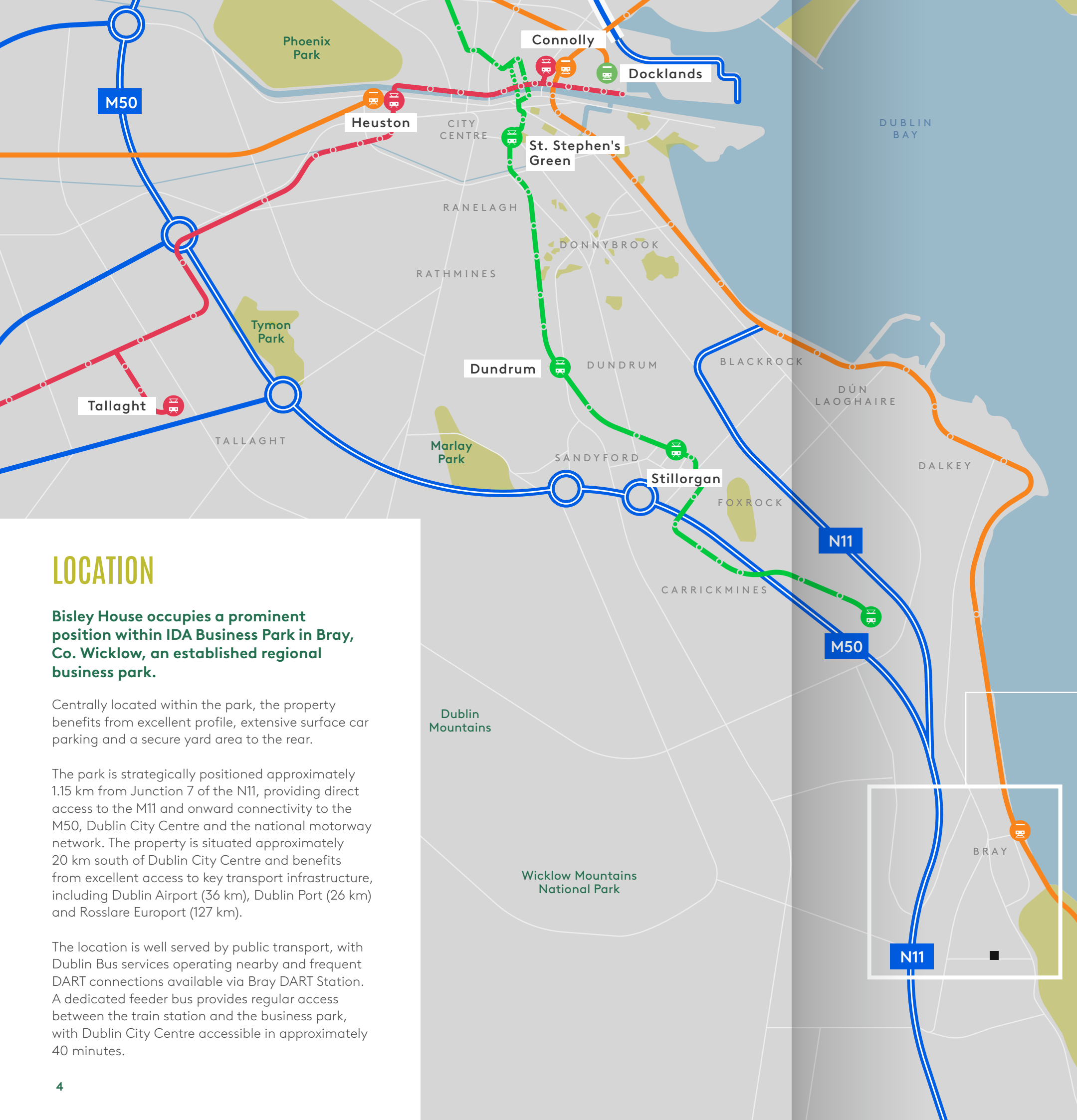
Initial rent of €300,000 exclusive per annum (highly reversionary)



Approx. 99 on-site car parking spaces and a secure yard area



Situated in IDA Business Park in Bray with great connectivity to Dublin/Rosslare via M11/M50 road networks



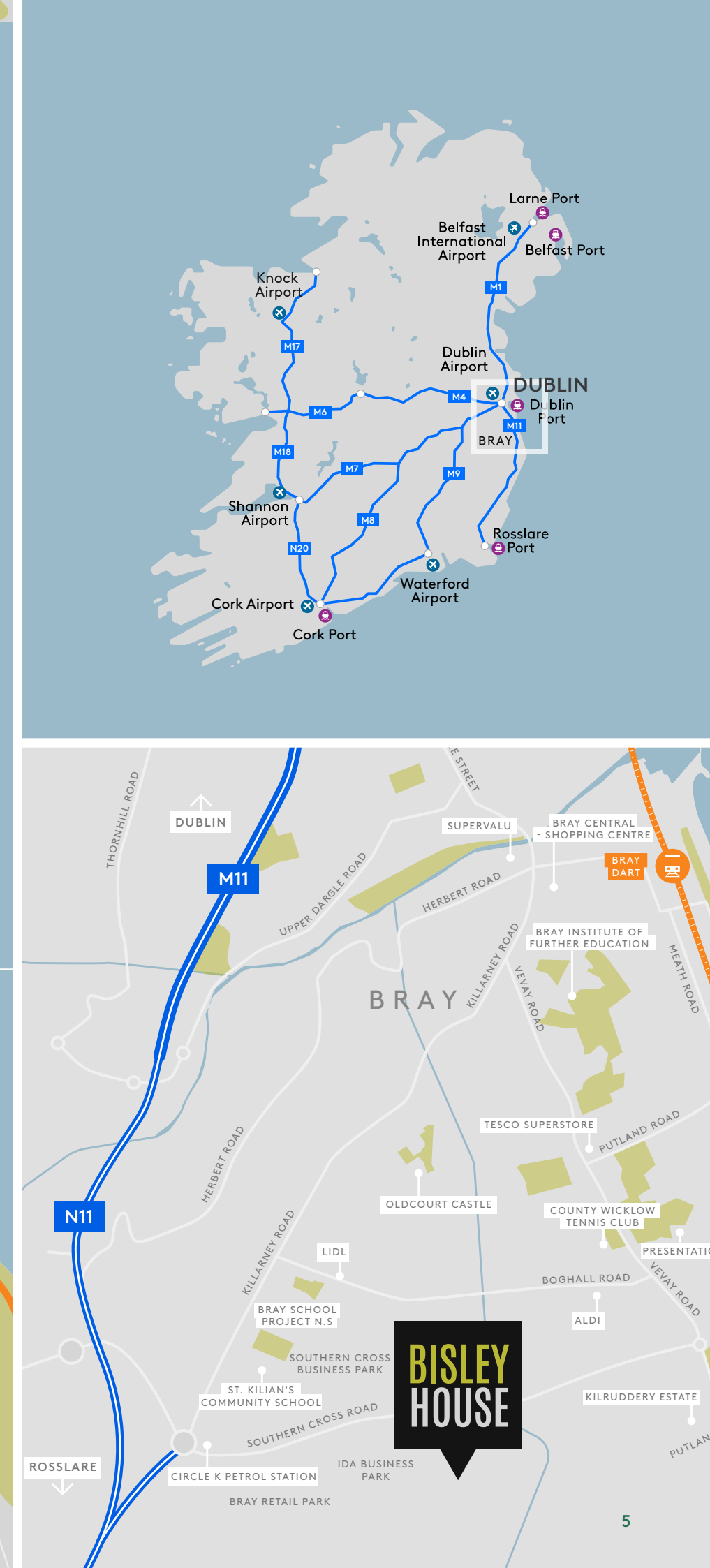
LOCATION

Bisley House occupies a prominent position within IDA Business Park in Bray, Co. Wicklow, an established regional business park.

Centrally located within the park, the property benefits from excellent profile, extensive surface car parking and a secure yard area to the rear.

The park is strategically positioned approximately 1.15 km from Junction 7 of the N11, providing direct access to the M11 and onward connectivity to the M50, Dublin City Centre and the national motorway network. The property is situated approximately 20 km south of Dublin City Centre and benefits from excellent access to key transport infrastructure, including Dublin Airport (36 km), Dublin Port (26 km) and Rosslare Europort (127 km).

The location is well served by public transport, with Dublin Bus services operating nearby and frequent DART connections available via Bray DART Station. A dedicated feeder bus provides regular access between the train station and the business park, with Dublin City Centre accessible in approximately 40 minutes.





IDA Business Park is a well-established commercial location, home to a diverse range of occupiers across the manufacturing, logistics, engineering, media production and life sciences sectors. Nearby occupiers include Takeda Ireland, Trinity Biotech Warehouse, Ardmore Film Factory, T-Coag, National Organic Products and Alert Packaging.

The property also benefits from its proximity to Bray, County Wicklow's largest town, with a population of approximately 30,000



DESCRIPTION

Developed c. 2001 the facility is of modern steel portal frame construction with a double skin insulated metal deck roof incorporating translucent roof panels. The property sits on a site of approx. 2.40 acres with a service yard and generous parking to its sides and rear. There is an auxiliary raised car park to the of the site providing capacity for approx. 99 car spaces in total including two EV charging spaces.

The building comprises modern good quality two-storey office accommodation to the front with the benefit of a passenger lift. There are two separate adjoining warehouses to the rear.

OFFICE SPECIFICATION

- ▶ Raised access floors
- ▶ Offices are arranged in a mix of open plan and cellular accommodation, including enclosed meeting rooms
- ▶ Modern office finishes throughout including recently upgraded fit out in part
- ▶ Double height reception area
- ▶ Mixture of suspended office ceilings with recessed light and exposed ceilings in the showroom

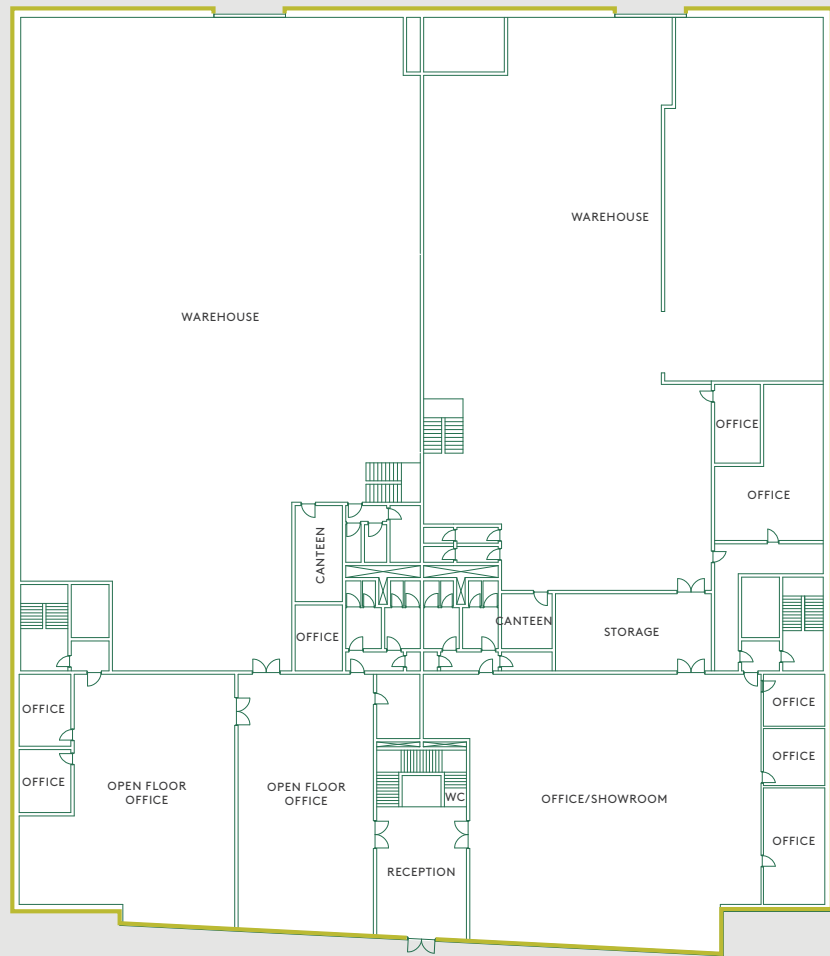
WAREHOUSE SPECIFICATION

- ▶ Approx. 7m eaves height
- ▶ Steel frame construction
- ▶ Sealed concrete floor
- ▶ Each warehouse unit benefits from a large grade-level roller shutter door
- ▶ Direct internal access is provided between the warehouse units and the ground floor office accommodation
- ▶ LED lighting

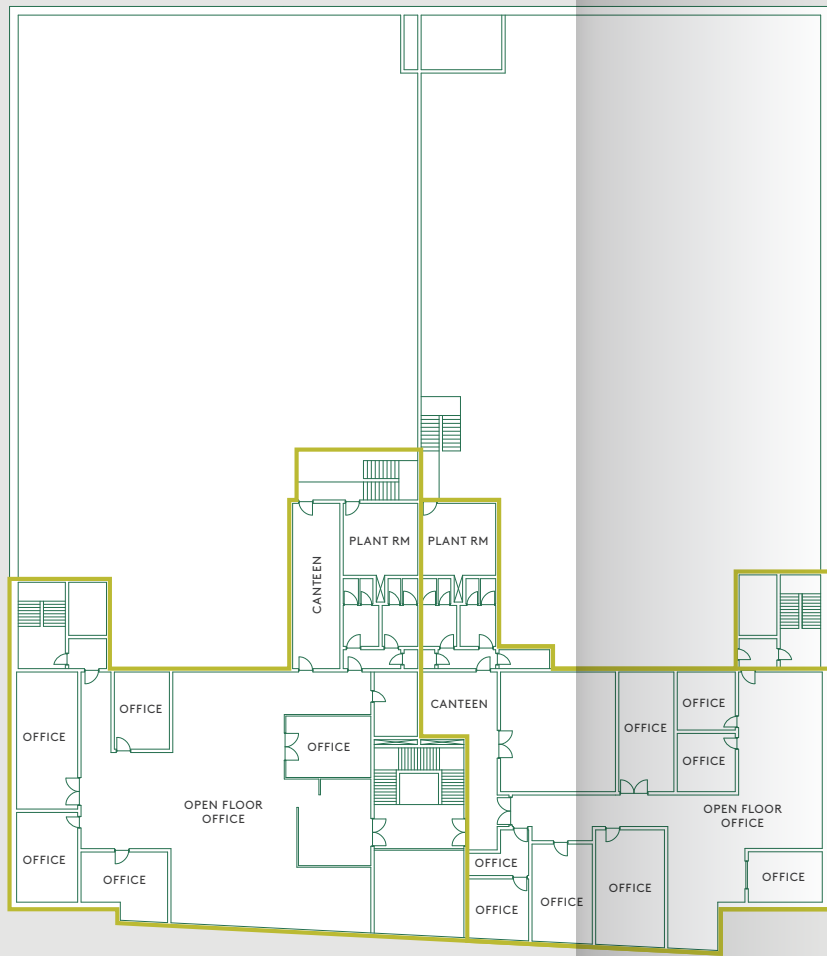


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



ACCOMMODATION SCHEDULE	Approx. GEA sq m	Approx. GEA sq ft
Ground Floor	3,058.88	32,926
First Floor	1,092.64	11,761
Total	4,151.52	44,687

Intending purchasers are specifically advised to verify the accuracy of the area measurements.

TENANCY

The building is to be sold with the benefit of Bisley Office Furniture Ireland as the tenant on the following lease terms:

Tenant	Bisley Office Furniture Ireland Limited
Parent Guarantor	Bisley Office Equipment Limited (UK)
Rent	€300,000 per annum exclusive
Term	20 Years from sale close
Break Option (Tenant)	On expiry of the 15th Year
Rent Review Cycle	On expiry of 5th, 10th and 15th years
Rent Review Basis	CPI Linked Reviews
Repair/Insurance	Full Repairing and Insuring

BISLEY

With multiple locations to include London, New York and Dubai , The Bisley Group have been in operation for over 90 years and have been quietly creating innovative products that meet the evolving needs of the modern workplace. Bisley’s success is based on enduring relationships, the latest technology and always pushing the boundaries of manufacturing excellence to bring client’s furniture that is Made for Life.

FURTHER INFORMATION

Viewings

All viewings are strictly by appointment through Knight Frank as the sole selling agent

Guide Price

Excess €3,900,000 exclusive

Method of Sale

For sale by private treaty

Title

The facility is held on a 999-year lease to IDA from 1st January 2000



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