

DUBLIN 12

Block E, Westland Business Park, Nangor Road, Dublin 12, D12 XY6P



TO LET

13,568 SQ FT
(1,260.51 SQ M)

Office Investment

Tenant Not Affected

- Modern Office Building
- Strong Tenant Covenant
- Passing Rent: €145,000 p.a.
- c. 1,260 sq. m. / 13,568 sq. ft. + 40 Cars
- Quality Suburban Office Investment

01 662 3113 | PSRA 003454

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BLOCK E, WESTLAND BUSINESS PARK

Nangor Road, Dublin 12, D12 XY6P



Summary

Available Size	13,568 sq ft / 1,260.51 sq m
Rates Payable	€2.84 per sq ft (66.4% Paid by Tenant)
Service Charge	€5.29 per sq ft (66.4% Paid by Tenant)
BER	C1 (800365512)

Description

Block E comprises a three-storey, completely refurbished office block containing spacious open-plan and cellular offices with meeting rooms to match.

The building extends to c. 1,260 sq. m. / 13,568 sq. ft. with 40 designated car parking spaces.

The first and second floors are occupied by H+K International, producing €145,000 per annum, and the ground floor is currently vacant.

Internally the property presents in excellent condition, having been fully refurbished, comprising plastered and painted walls, raised-access carpeted floors, suspended ceilings and LED lighting.

Each floor has the benefit of a kitchenette and staff welfare facilities with shower facilities in the common area and lift access to each floor.

Heating is by way of air conditioning and gas-fired central heating.

Tenant

H+K Manufacturing t/a H+K International

They are a global leader in providing distinctive value through Integrated Equipment and Service Solutions to the restaurant and retail industries that enable our customers, partners and employees to succeed.

Starting out in Canada in 1971, H+K developed as a key supplier to McDonald's Restaurants and other large restaurant chains, establishing manufacturing operations at strategic locations worldwide.

H+K International now employs around 2,000, based at locations in the U.S., Canada, Mexico, Ireland, the U.K., Spain, Poland, South Africa, China, Japan, Indonesia, the UAE, Singapore and Australia.

Lease Terms

Lease: 20 Year Lease from 19th August 2024

Passing Rent: €145,000 per annum

Break Option: End of Year 5, 10 & 15.

Location

Westland Business Park, which is accessed off Nangor Road via Willow Road in Dublin 12 is c. 7 km south of Dublin City Centre.

The park is a five-unit office and commercial development characterised by its modern design and glass-atrium buildings

The M50/N7 intersection is located within a 2-minute drive and provides easy access to the country's motorway network.

Kylemore Luas stop and Park West Train Station are a 15 minutes' walk away, and the area is also well served by Dublin Bus Routes.

Nearby occupiers in Westland Park include Electrolux, Actavo, TCP Homecare, GVD Limited and Scope Healthcare.

Accommodation

Accommodation comprises the following GIA areas:

Description	sq ft	sq m	Availability
Ground Floor	4,591	426.52	Available
First Floor	4,887	454.02	Let
Second Floor	4,090	379.97	Let
Total	13,568	1,260.51	