

Unit 17, Block 2 Northwood Court

Northwood Business Campus, Dublin 9, D09 TK7W



QUINN AGNEW



FOR SALE

1,974 SQ FT
(183.39 SQ M)

PRICE ON APPLICATION

Off Market

Please Enquire for Details

- Modern Office Investment

- Strong Tenant Covenant

- Passing Rent: €51,882 p.a.

- c. 183 sq. m. / 1,974 sq. ft. + 4 Cars

- Prime Suburban Office Investment

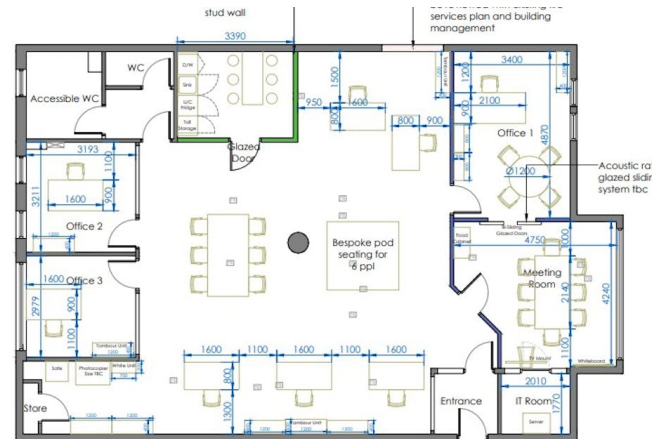
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Summary

Available Size	1,974 sq ft / 183.39 sq m
Price	Price on application
Rates Payable	€5,062 per annum (Paid by Tenant)
BER	B3 (800779043)

Description

Unit 17 comprises a first-floor, modern office investment extending to c. 183 sq. m. / 1,974 sq. ft. with the benefit of 4 car parking spaces.

The subject accommodation is presented in excellent condition and has a single tenant, Expressair Aviation Limited.

The current passing rent is €51,882 per annum, and the lease expires in June 2031 with no break options. Rent Review from 1st July 2026 has been agreed at the passing rent.

The office comprises a modern office space with high vaulted ceilings and carpeted flooring which presents in excellent condition, as the tenant has invested heavily in a high-quality fit-out.

The office is laid out with open-plan space and cellular offices, a boardroom, and a kitchen with a breakout area.

The unit has the benefit of lift access and a balcony and W.C.s.

Tenant

Expressair Aviation Limited

Expressair Aviation Limited is an Irish aviation services company best known as the parent and founding entity of MAAS Aviation, a global leader in aircraft painting. Founded in 1983, the company pioneered aircraft painting as an outsourced commercial service in Europe.

Lease Terms

Lease: 10 Year Lease from 1st July 2021

Passing Rent: €51,882 per annum

Lease Expiry: 30th June 2031

Rent Review: July 2026 - Agreed at Passing Rent

Location

Northwood Court is situated in a north Dublin suburban mixed use complex providing offices, residential and neighbourhood retail centres.

The campus is in close proximity to Junction 3 of the M50/M1 providing ease of access to Dublin, Airport, Dublin Port Tunnel and other main national routes.

The area is well served by Dublin Bus and the planned Metrolink which will travel from Sandyford to Swords, with a proposed terminus at Northwood.

Gulliver's Retail Park, Santry Demesne, DCU and Beaumont Hospital are all closeby.

Commercial occupiers within the campus include the Crowne Plaza Hotel, the Holiday Inn Express and the Santry Sports Clinic.

Accommodation

Accommodation comprises the following GIA areas:

Description	sq ft	sq m	Rent
Suite 17	1,974	183.39	€51,882 /annum



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