

Unit 21, Block 2 Northwood Court

Northwood Business Campus, Dublin 9, D09 TX31



QUINN AGNEW



FOR SALE

1,556 SQ FT
(144.56 SQ M)

PRICE ON APPLICATION

Office Investment

Tenant Not Affected

- Modern Office Investment
- Strong Tenant Covenant
- Passing Rent: €36,500 p.a.
- c. 145 sq. m. / 1,556 sq. ft. + 4 Cars
- Prime Suburban Office Investment

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www.quinnagnew.ie

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Summary

Available Size	1,556 sq ft / 144.56 sq m
Price	Price on application
Rates Payable	€3,867 per annum TBC (Paid by Tenant)
Service Charge	TBC (Paid by Tenant)
BER	C3 (806496176)

Description

Unit 21 comprises a modern office investment extending to c. 145 sq. m. / 1,556 sq. ft. with the benefit of 4 car parking spaces.

The subject accommodation is interconnected with Unit 18 (Not for Sale) and has a single tenant, Amgen Ireland Limited.

The current passing rent is €36,500 per annum, and the lease expires in February 2032 with no break options.

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 with a reception, a boardroom, and a kitchen with a breakout area.

The unit has the benefit of lift access and a balcony as well as shower facilities and W.C.s.

Tenant

Amgen Ireland Limited

Amgen Ireland Limited was set up in December 2003 and has a good credit rating, providing a strong covenant.

Amgen is one of the world's leading biotechnology companies, present in more than 100 countries and regions worldwide, with a global team of 23,000 employees.

Lease Terms

Lease: 25 Year Lease from 1st March 2007

Passing Rent: €36,500 per annum

Lease Expiry: 28th February 2032

NIY: 7.63%

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
Unit 21	1,556	144.56	€36,500 /annum



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