

Unit 10, Block 1 Northwood Court

Northwood Business Campus, Dublin 9, D09 W8DT



QUINN AGNEW



FOR SALE

1,556 SQ FT
(144.56 SQ M)

PRICE ON APPLICATION

Office Investment

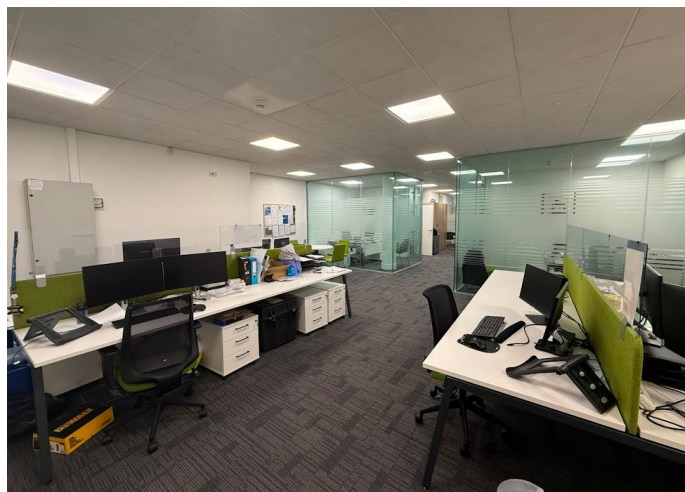
Tenant Not Affected

- Modern Office Investment
- Strong Tenant Covenant
- Passing Rent: €41,955 p.a.
- c. 145 sq. m. / 1,556 sq. ft. + 4 Cars
- Prime Suburban Office Investment

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Summary

Available Size	1,556 sq ft / 144.56 sq m
Price	Price on application
Rates Payable	€3,669 per annum (Paid by Tenant)
Service Charge	TBC (Paid by Tenant)
Car Parking	4 Car Parking Spaces
BER	C1 (800278509)

Description

Unit 10 comprises a ground-floor, own-door, modern office investment extending to c. 145 sq. m. / 1,556 sq. ft. with the benefit of 4 car parking spaces.

The current passing rent is €41,955 per annum, and the lease expires in June 2031 with no break options.

The unit comprises a modern office with suspended 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 welcome area, a boardroom, and a kitchen with a breakout area.

The unit has the benefit of air conditioning, LED lighting, shower facilities and W.C.s.

Tenant

Geosyntec Consultants Limited

Geosyntec was set up in January 2005 and has a good credit rating, providing a strong covenant.

Geosyntec is a consulting and engineering firm that works with private and public sector clients to address new ventures and complex problems involving our environment, natural resources, and civil infrastructure.

Lease Terms

Lease: 10 Year Lease from 3rd June 2021

Passing Rent: €41,955 per annum

Lease Expiry: 2nd June 2031

Accommodation

Accommodation comprises the following GIA areas:

Description	sq ft	sq m	Rent
Unit 10	1,556	144.56	€41,955 /annum

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, Affidea and the Santry Sports Clinic.



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