

AGAR

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QUALITY INVESTMENT OPPORTUNITY WITH SUPERB COVENANT **FOR SALE**

**4th FLOOR [PENTHOUSE], THE CONCOURSE BUILDING,
Beacon Court, Sandyford, Dublin 18
[Beacon Hospital Tenancy not effected]**

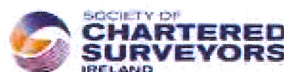


- Modern Penthouse office unit let to Beacon Hospital, with approx. 8 years term certain income.
- Currently producing €265,900 per annum exclusive.
- GIA floor area approx. 794 Sq. Metres/approx. 8,553 Sq. Ft., with 6 car spaces.
- Superbly fitted out accommodation.

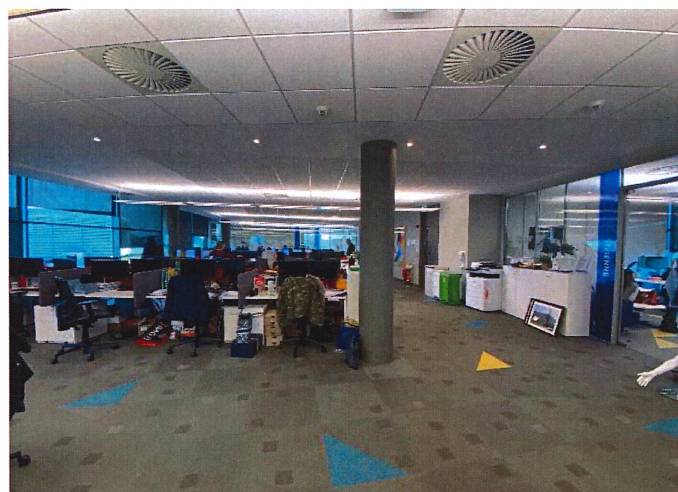
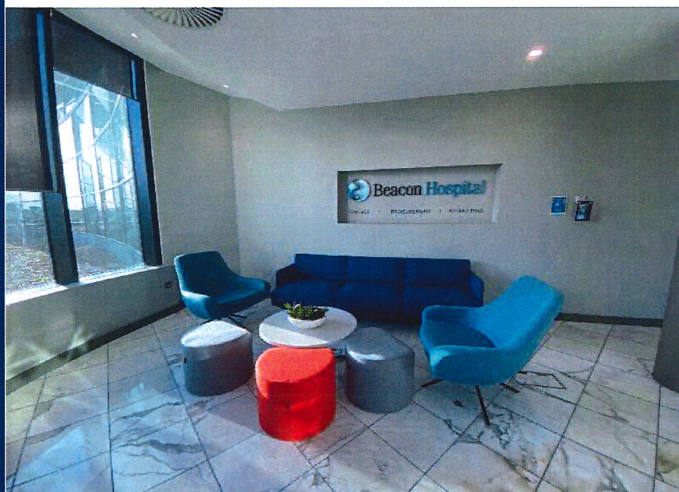
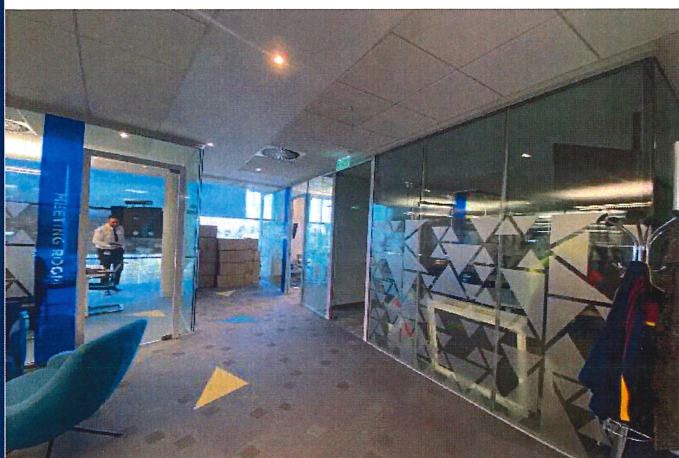
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Subject to Contract

VIEWING: BY PRIOR APPOINTMENT ONLY



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- Located within the Beacon Court development, in the central concourse area, midway between Beacon Hospital and Beacon Consultants Clinic.
- Single floor plate, extensively fitted out, comprising cellular and open plan accommodation.
- Title held under very long leasehold title. The entire floor is let to Beacon Hospital Sandyford Limited, and subject to a Guarantor of Beacon Medical Group Sandyford Limited for a term of 25 year lease from 8 June 2020, incorporating 5 yearly open market rent reviews and subject to a current rent of €265,900 per annum exclusive. Tenant liable for all repairs, payment of local authority rates and annual service charge.

BER: G (BER No. 800548786)

VAT: Proposed purchaser liable for VAT charges applicable to the sale price.

PRICE: Offers in excess €3.1 million, subject to contract.

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