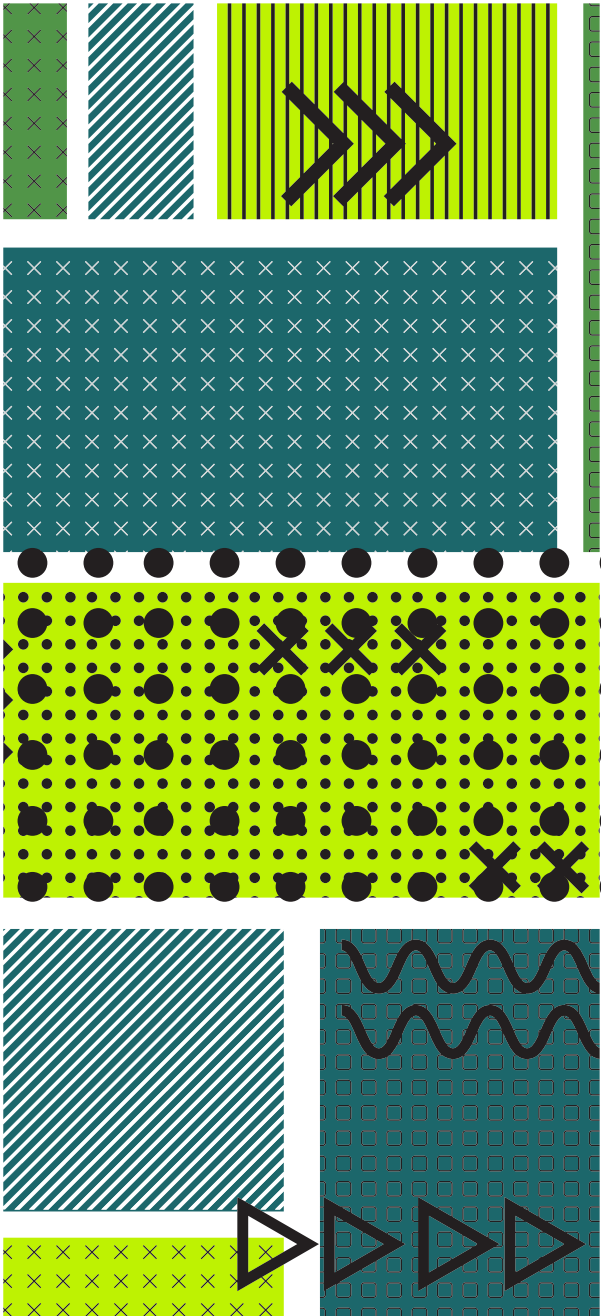


FOR SALE BY PRIVATE TREATY

Amenities Block

EastPoint Business Park
Dublin 3



Property Overview



Mixed-use investment in EastPoint Business Park



Extends to approx.
11,654 sq ft with 14 car
parking spaces



Comprises retail, office
and F&B uses



100% occupied with a
current passing rent of
€293,050 per annum



Let to SPAR, Ergo,
FlowForma, The Buteco,
30Degrees Coffee and
EastPoint Management.



WAULT of c. 7.26 years
to break / c. 9.03 years
to expiry



Strong ESG credentials





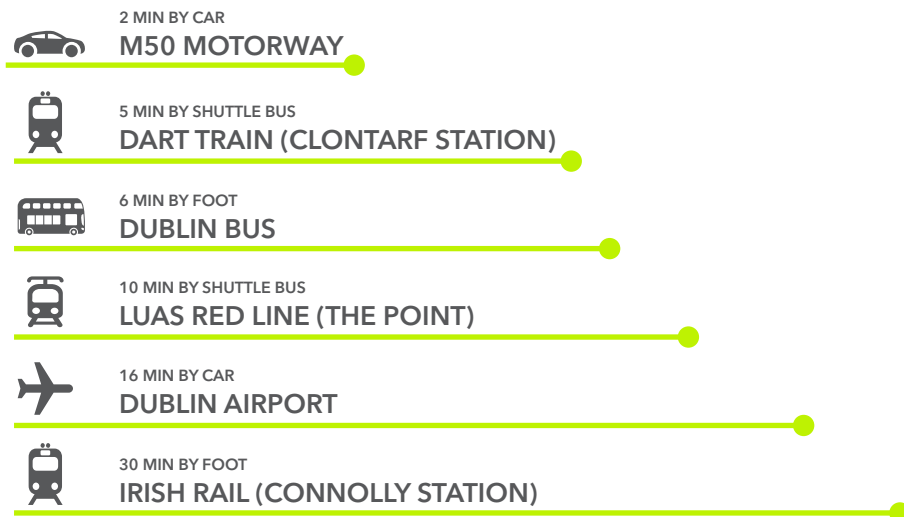
Location

EastPoint Business Park is strategically located approximately 3km from Dublin City Centre, just north of the North Docks and west of Dublin Port.

Providing quick access to Dublin's airport, transport hubs, and city centre, EastPoint is perfectly placed, offering a unique balance between a vibrant city location and coastal calm. The Amenities Block is situated towards the centre of the park, maximising convenience for occupiers.

EastPoint benefits from excellent transport connectivity. The Docklands mainline train station is located approximately 2km from the property, with Clontarf DART station just 1km away and The Point LUAS Red Line station approximately 2.2km away. Both the DART and LUAS are serviced by a complimentary shuttle bus to and from the park. Additionally, the Port Tunnel, situated immediately south of the park, provides seamless access to the motorway network and Dublin Airport.

As a modern business campus, EastPoint offers occupiers an exceptional working environment with a range of on-site amenities, including a Spar convenience store, Insomnia coffee shop, The Buteco restaurant, a crèche, sports facilities, an outdoor food market, and scenic waterfront walks.



LOCAL OCCUPIERS





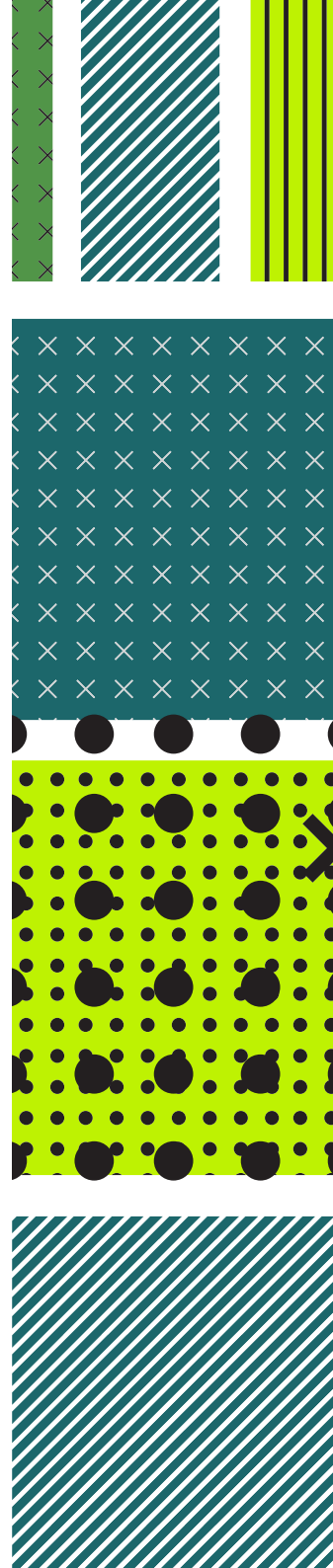
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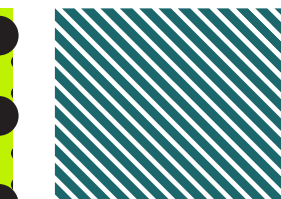
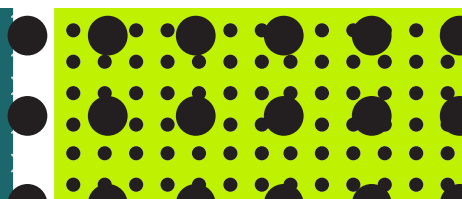
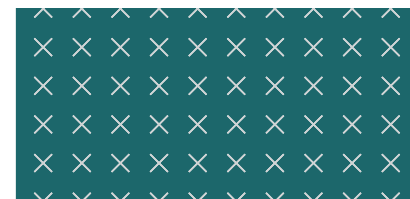
The Amenities Building comprises a detached two storey block located at the heart of EastPoint Business Park. Extending to approximately 11,654 sq ft, together with 14 car parking spaces, it provides for a mix of office, retail, and food & beverage uses.

The block comprises 6 individual units; - a convenience store, coffee shop, a bar & restaurant and 3 office units.

The convenience store, let to Spar, provides a full deli counter and separate burrito bar with generous outdoor seating area to the front, along the main estate road. The coffee shop boasts an impressive new fit that offers a relaxed atmosphere that's become a real destination within the park. The Buteco Bar is situated on the first floor and comprises a large open space with soaring high ceilings, and full-height glazing that floods the space with natural light. It boasts a full kitchen and a dedicated pizza oven, delivering an exceptional food offering. The bar enjoys extensive indoor seating and a generous outdoor terrace overlooking nearby sports facilities, the venue offers a relaxed yet dynamic atmosphere.

The office units are arranged over ground and first floor with general specification including raised access floors, air conditioning and suspended ceilings with integrated LED lighting, providing modern and flexible space.





Tenancy Schedule

Tenant	Trading As	Use	Size sq ft	Car Parking	BER	Start Date	Break	Expiry	Passing Rent PA	Comment
FLOWFORMA LIMITED	FlowForma	Office	2,540	2	B2	11/07/2017	-	10/07/2027	€62,500	- Irish headquarters - Extensive new fitout in c. 2023
ERGOSERVICES LTD	Ergo	Office	3,154	2	B2	14/10/2019	13/10/2029	13/10/2034	€88,725	Break Option in October 2024 not exercised
BENDRIDGE LIMITED	Spar	Retail	1,744	3	B2	01/05/2020	-	30/04/2048	€50,000	- April 2025 rent review agreed at €50,000 per annum. - Guarantor - Tom Jones
BUTECO BAR & RESTAURANT	The Buteco	Retail	2,717	4	B3	01/07/2024	-	30/06/2034	€55,000	- Fully licenced bar and restaurant - Space was fully fitted by Landlord - Tenant also trades at weekend as private venue hire
BOODAKA LIMITED	30Degrees Coffee	Retail	727		B2	01/06/2024	11/06/2029	31/05/2034	€14,825	New lease from June 2024, 4 month rent free period.
EAST POINT MANAGEMENT LIMITED	EastPoint Mgmt	Office	772	3	C2	01/04/1998	-	-	€22,000	- Management Company for Eastpoint Business Park - Holding over on foot of an expired lease
TOTAL			11,654	14					€293,050	

Occupier Overview



FLOWFORMA

Founded in 2012, FlowForma is a global leader in providing no-code business process automation tools, designed to enable organisations to rapidly digitalise a wide variety of processes and empower their workforce. The company is headquartered in Ireland with offices in Boston, New York and London.



ERGO

Ireland's largest IT professional service firm, delivering high-quality and reliable IT services that add value and efficiency to their operations. Ergo was established in 1993, are expanding globally and now have offices in North America, New Zealand, Colombia, Romania, and the UK.



SPAR

Spar is the leading convenience store in Ireland with a presence here since 1963. SPAR is part of leading retail and wholesale company BWG Foods UC and has a presence in every county across Ireland with over 400 stores providing employment for 14,000 people locally.



THE BUTECO

The Buteco bar & restaurant is a licensed premises that offers casual dining with a great atmosphere, live music, and sports screenings. The EastPoint location is ideal for casual lunches and after-work drinks while they also trade successfully as a private venue hire at the weekends.



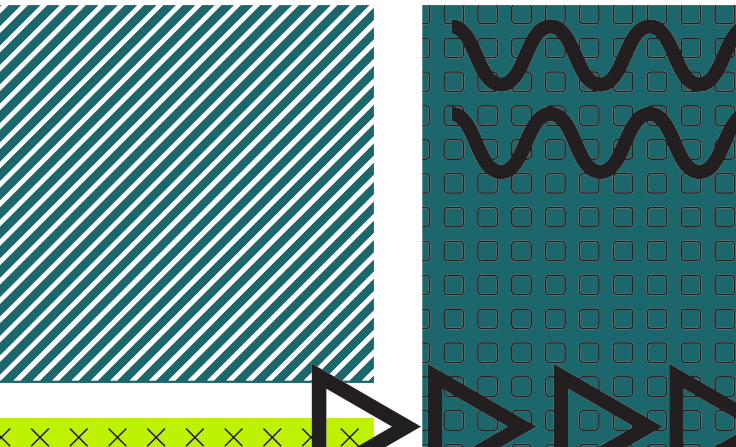
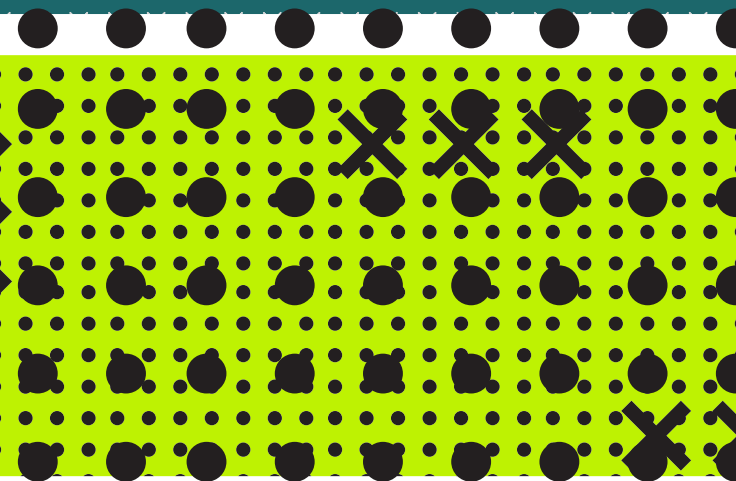
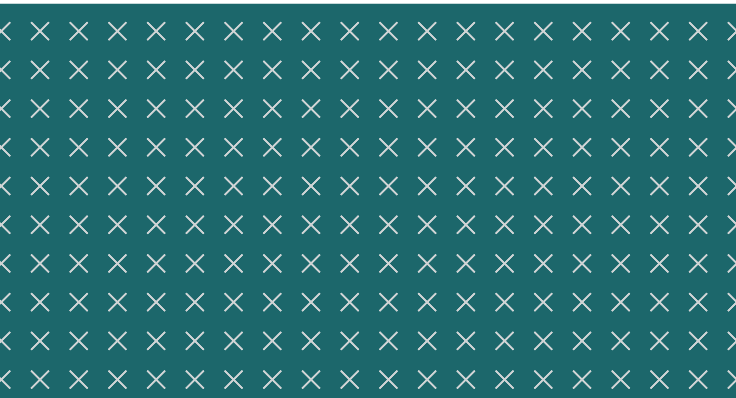
30DEGREES COFFEE

30Degrees Coffee is a specialty coffee operator focused on high-quality beverages and efficient service. Positioned at the heart of EastPoint, the unit enjoys strong daily trade in the Park.



EASTPOINT MANAGEMENT

EastPoint Management is responsible for the day-to-day operations, maintenance, and strategic oversight of EastPoint Business Park. Their on-site presence ensures efficient estate management and supports a high standard of service across the park's occupiers and facilities.



Title

The property is held by way of long leasehold title.

BER



Viewings

Strictly by appointment with Colliers

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