

For Sale by Private Treaty

Tenants not affected



Coffee Shop, Restaurant & Crèche

EastPoint, Dublin 3

Investment Opportunities – in one or more lots



- Investment opportunities in one or more lots.
- Purpose built office park in central Dublin.
- WAULT 8 years
- Occupiers within the park include Enterprise Ireland, UPC, Google, with the most recent office letting to Deutsche Bank (approx. 101.40 sq.m)
- Home to approximately 7,000 employees

LOCATION

EastPoint is situated on the Northside of the City, Dublin 3, off Alfie Byrne Road which connects the East Wall Road with Fairview. There are two main entrances to the Park: the front entrance is off Alfie Byrne Road and the rear entrance is off Bond Road. The park is easily accessible from all parts of the City with a shuttle bus serving both the nearby Point LUAS station and Clontarf DART station. EastPoint is approximately 10 minutes from the City Centre and within walking distance of the International Financial Services Centre (IFSC). Other landmarks such as the 3Arena, the Bord Gáis Energy Theatre (formerly known as The Grand Canal Theatre) are close by with O'Connell Street and Dublin City's main thoroughfare a 35 minute walk. Dublin Airport is approximately 10 minutes by car via the Port Tunnel which connects the Port Road to the M1 and M50 ring road. The area hosts a number of high profile commercial occupiers including Google, Whirlpool, Yahoo, Oracle, Citrix Systems, UPC and Enterprise Ireland to name a few.



DESCRIPTION

EastPoint is a purpose built office park extending to c. 140,000 Sqm (1.5m Sq.Ft) of office space, crèche, cafes, sports facilities and outdoor gourmet food market. The design concept is one of the state of the art cost effective, flexible and well serviced buildings with 24 hour onsite security.

The crèche facility comprises a detached building extending to approximately 697 sqm (7,500 sq.ft) over ground and first floors with six dedicated surface car parking spaces.

Munchies occupy the ground floor of a single story retail unit extending to approximately 47.38 sqm (510 sq.ft) provides for café accommodation and a patio seating area.

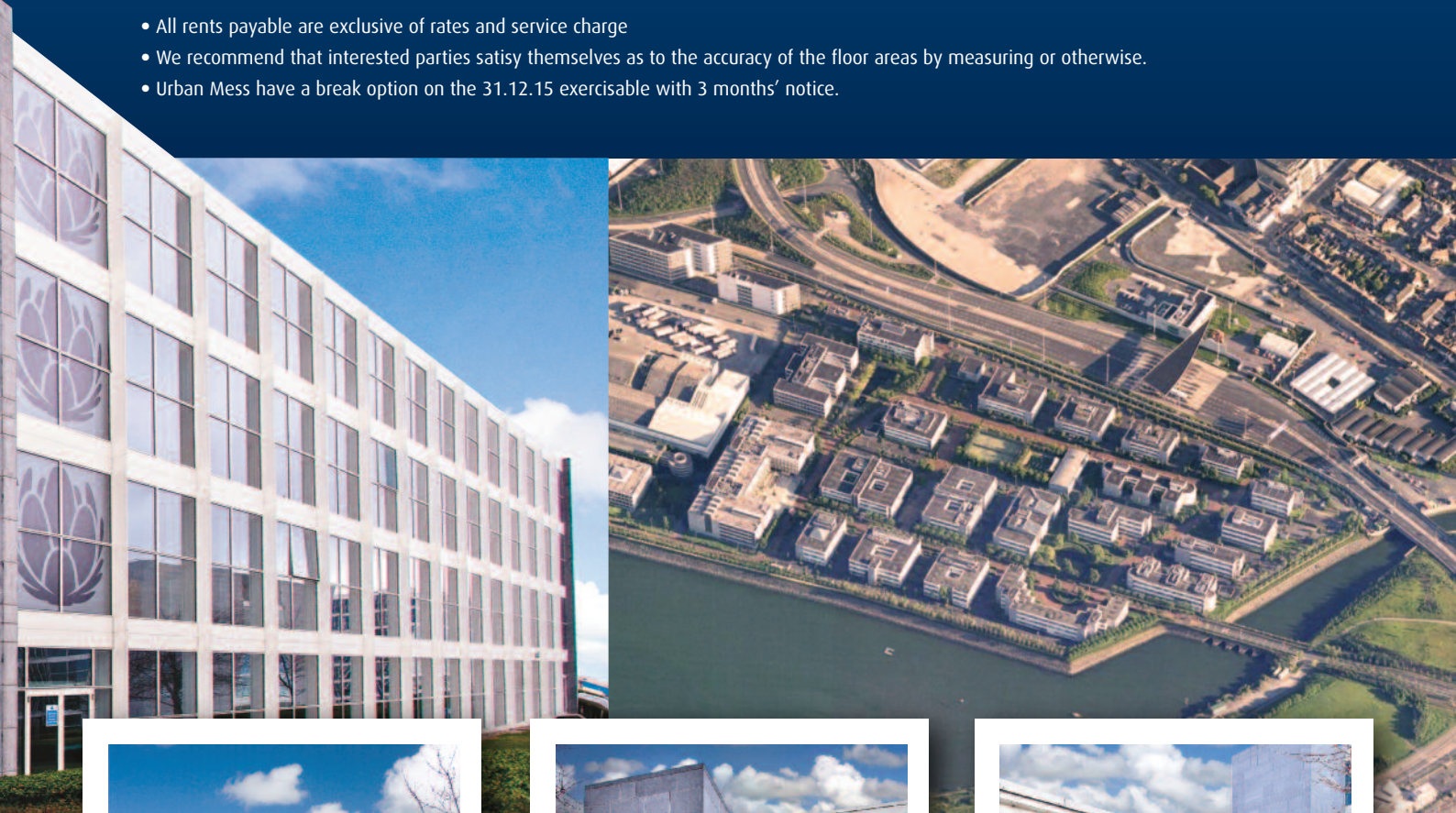
Urban Mess occupy the ground floor of a larger single story retail unit approximately 142.14 sqm (1,530 sq.ft) provides for café accommodation and a patio seating area.

TENANCY SCHEDULE

We understand that the gross internal floor area of the units to be as follows:

Tenant	Size Sq.M (GIA)	Size Sq. Ft. (GIA)	Floor	Lease commencement Date	Lease End Date	Term	Contracted Rent
Links Creche & Montessori Ltd	696.77	7,500	Ground & First	11/04/2013	10/05/2023	20 years 1 month	€90,000
Munchies Express Ltd	47.38	510	Ground	21/12/2002	20/12/2027	25 years	€38,500
Urban Mess	142.14	1,530	Ground	01/01/2015	31/12/2017	3 years	€36,000

- There are 6 surface car parking spaces with the Creche
- All rents payable are exclusive of rates and service charge
- We recommend that interested parties satisfy themselves as to the accuracy of the floor areas by measuring or otherwise.
- Urban Mess have a break option on the 31.12.15 exercisable with 3 months' notice.



LOT 1: Munchies

They currently have six stores to include Beacon South Quarter, Baggot Street Lower, Central Park Leopardstown, IFSC, Sir John Rogersons Quay and EastPoint.



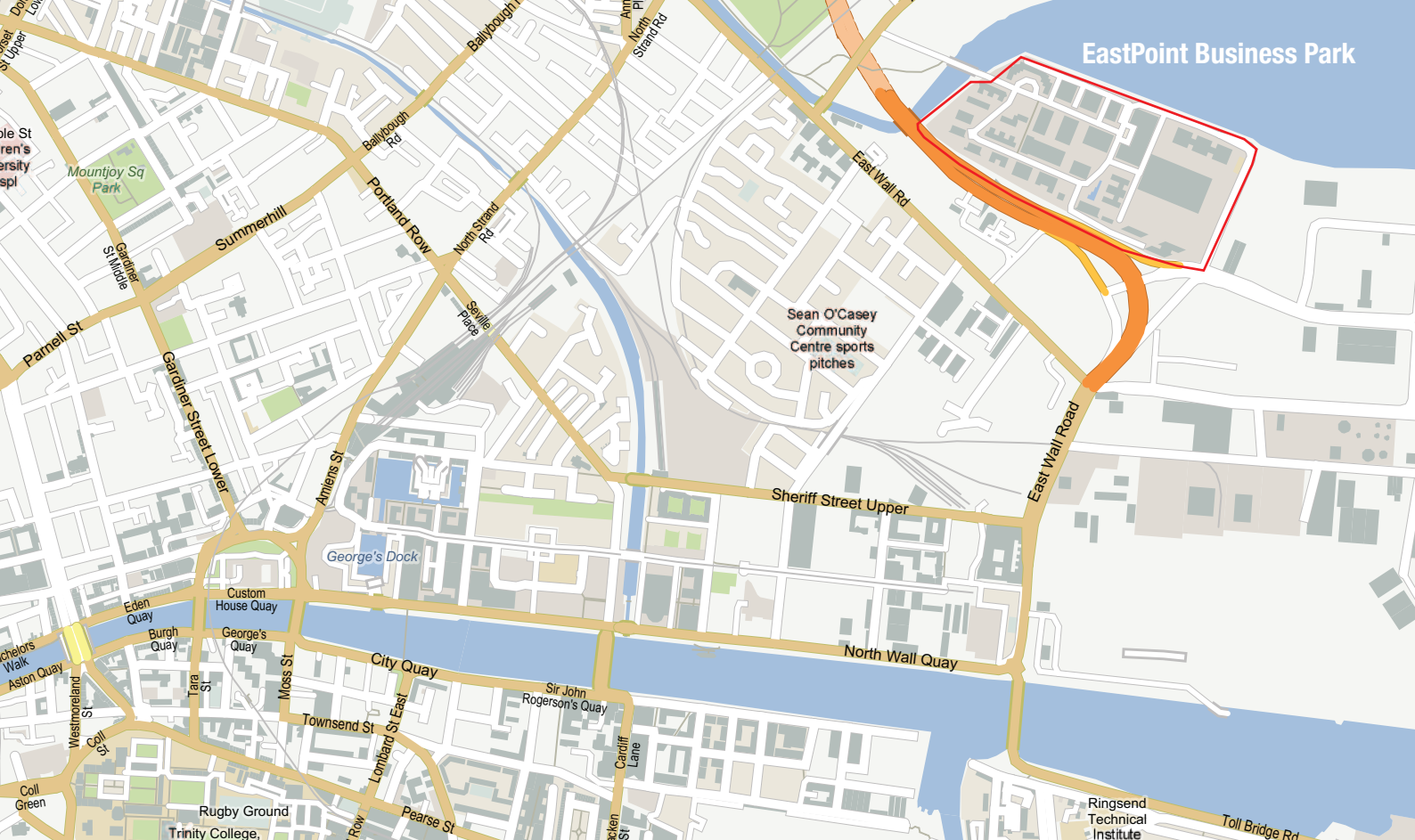
LOT 2: Links Creche & Montessori Ltd

Family owned and childcare facility operating since 2004. Links Creche have 10 childcare centres around Dublin.



LOT 3: Urban Mess

New letting to 'Urban Food Ltd' who have installed a new contemporary fit out and has seating for approximately 50 people.



PRICE

On Application

BER

Lot 1 - Munchies: C2

Lot 2 - Links Creche & Montessori Ltd: B3

Lot 3 - Urban Mess: C2

(Individual unit BER info available upon request)

PLANNING

The lands are zoned Z6 under the Dublin City Development Plan 2011 – 2017 “To provide for the creation and protection of enterprise and facilitate opportunities for employment creation”.

TITLE

We are advised that the property is held Freehold (TBC).

SOLICITOR

Kevin Collins,
Eversheds,
One Earlsfort Centre,
Earlsfort Terrace,
Dublin 2.

CONTRACT

Note our client is not obliged to accept the highest offer received and as usual no contract shall exist or be deemed to exist until such time as formal contracts have been executed and exchanged and deposit paid. These details do not form part of an offer or contract.

FOR FURTHER INFORMATION AND VIEWING PLEASE CONTACT:



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