

**FOR SALE**  
BY PRIVATE TREATY  
(TENANT NOT AFFECTED)

# UNITS 231 // 232 // 233

## **WESTERN INDUSTRIAL ESTATE**

NAAS ROAD, DUBLIN 12



# INVESTMENT / SUMMARY

UNITS 231 // 232 // 233



24,073 sq ft

**Units 231 // 232 // 233**  
Three modern industrial warehouse/distribution units with a combined floor area of 24,073 sq ft.

16,036 sq ft

**Units 231 & 232** are interconnecting and currently vacant comprising 16,036 sq ft.

8,037 sq ft / €75,500 pa

**Unit 233** totals 8,037 sq ft and is let to Contract Flooring Supplies Limited on a 35 year lease from February 1991 at a current passing rent of €75,500 pa.



Located in the successful Western Industrial Estate which is strategically located within 1km of the Naas Road – M50 interchange and approximately 8km from Dublin City Centre.

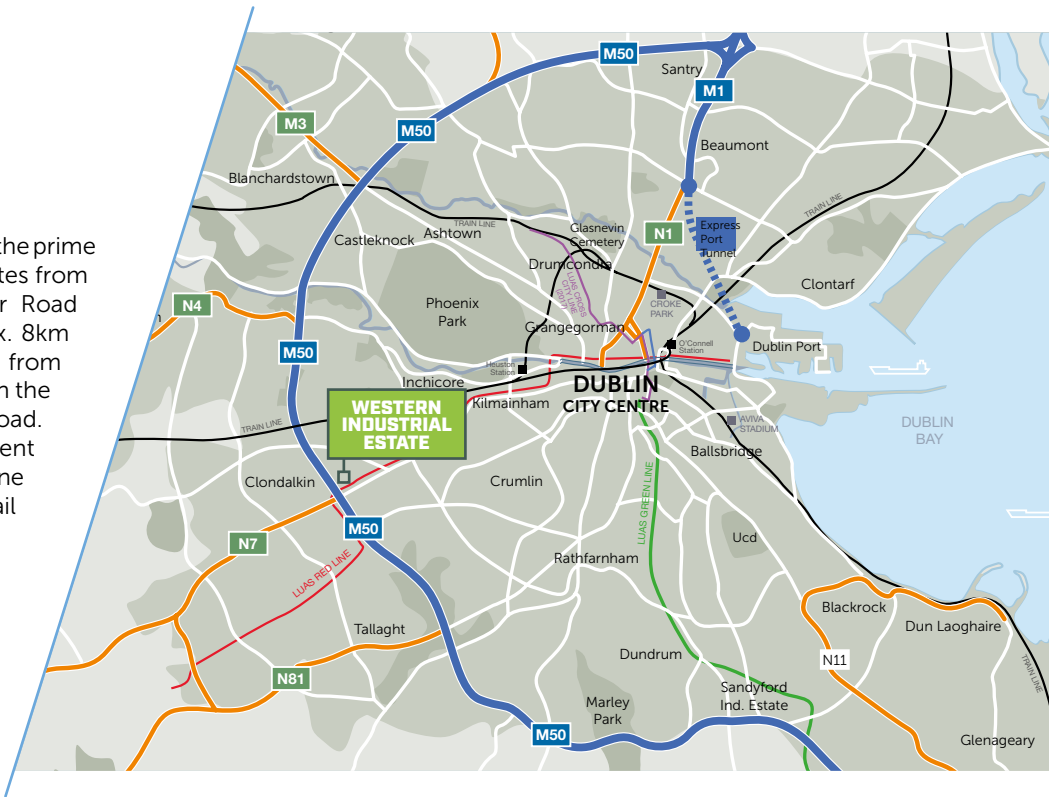


All three units are being offered for sale by Private Treaty in one lot.



# LOCATION

Western Industrial Estate is located in the prime south west industrial zone just minutes from the Red Cow Interchange, Nangor Road and the M50. The location is approx. 8km from Dublin city centre with access from the Naas Road and Nangor Road with the units located at the end of Holly Road. The location benefits from excellent public transport including the Red Line Luas at Kylemore and the Arrow rail link at nearby Park West.





# THE PROPERTY

## UNITS 231 // 232

Units 231/232 comprise two interconnected warehouse/distribution units with a gross external area of 1,490 sq m (16,036 sq ft) with extensive car parking on site. The units are currently vacant and in good decorative condition with internal offices (18%) and an eaves height of approx. 6m with 2 x roller shutter doors at the rear. The offices are finished to include plastered and painted walls, suspended ceilings with recessed lighting and external security shutters over the windows.

| ACCOMMODATION | Sq. M. (GEA) | Sq. Ft. (GEA) |
|---------------|--------------|---------------|
| Warehouse     | 1,266        | 13,621        |
| Offices       | 224          | 2,415         |
| <b>TOTAL</b>  | <b>1,490</b> | <b>16,036</b> |
| Mezzanine     | 226.50       | 2,438         |



## UNIT // 233

Unit 233 is an adjacent but self-contained unit let to Contract Flooring Supplies Ltd on a 35 year lease from February 1991. The current annual rent is €75,500 pa and the next rent review is due in February 2021.

| ACCOMMODATION | Sq. M. (GEA) | Sq. Ft. (GEA) |
|---------------|--------------|---------------|
| Warehouse     | 635          | 6,833         |
| Offices       | 112          | 1,205         |
| <b>TOTAL</b>  | <b>747</b>   | <b>8,037</b>  |
| Mezzanine     | 169.2        | 1,821         |

Unit 233 is let to Contract Flooring Supplies Limited on the following summary lease terms

| TENANT                         | Demise (Sq. Ft.) | Lease Start | Term (Yrs) | Break Option | New Rent Review | Lease Expiry | Current Rent pa |
|--------------------------------|------------------|-------------|------------|--------------|-----------------|--------------|-----------------|
| Contract Flooring Supplies Ltd | 8,037            | 18.02.1991  | 35         | n/a          | Feb 2021        | 17.02.2026   | €75,500         |

### Covenant

Contract flooring Supplies is an Irish owned company founded in 1971. They are a commercial flooring distributor supplying the healthcare, leisure, education , office and retail sectors.





# INDICATIVE FLOORPLAN



# OS MAP



For illustration purposes only.



# THE OPPORTUNITY

Entire for sale in one lot

Guide price in excess of €1.2 Million reflecting an initial yield of 6% (assuming standard acquisition costs of 4.46%).

Suit owner occupier or investor

Vacant space of 16,036 sq ft ready for immediate occupation

Unit 233 let on long term lease with 9.5 years to expiry at a current rent of €75,500 pa.

## TITLE

We understand Units 231 and 232 are held Freehold and unit 233 is held Long Leasehold

## VENDORS SOLICITORS

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UNITS 231 // 232 // 233  
**WESTERN INDUSTRIAL ESTATE**  
NAAS ROAD, DUBLIN 12

**BER RATING**

Units 231 // 232



Units 233



**No Contract**

Note that our client is not obliged to accept the highest or any offer received and as you will appreciate, 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.



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