

**For Sale by Private Treaty**

# Units B, C & D Apex Business Centre, Blackthorn Road, Sandyford industrial Estate, Dublin 18

(Tenants Not Affected)



## HIGHLIGHTS

- South Dublin premier office location within 5 minutes' walk to Stillorgan LUAS Station
- 3 no. modern self contained office units totalling 711 sqm (7,650 sq ft) GIA with the benefit of 15 car parking spaces
- Unit B 210 sq m (2,259 sq ft) GIA
- Unit C 311 sq m (3,351 sq ft) GIA
- Unit D 189 sq m (2,040 sq ft) GIA
- Units for sale on individual or multi asset basis
- Combined annual rental income of €137,272
- Guiding €1,950,000 for all three lots

**BER C3 D2**

FOR SALE BY PRIVATE TREATY

## Units B, C & D Apex Business Centre

### DESCRIPTION

The Apex Business Centre is a 5-storey, modern office building comprising a number of self-contained office suites and impressive double height and manned entrance reception. Units B, C and D are located across three levels providing a combined gross internal area of 711 sq m (7,650 sq ft) and Landlord specification includes raised access floors, suspended ceilings with recessed light fittings, lift access and dedicated WC facilities within each suite. The suites are fully fitted to the bespoke requirements of each tenant to include a combination of open plan and cellular layouts, kitchen facilities, air conditioning, security/access alarms and data cabling. Parking is securely located at basement level with a total of 15 spaces available with the suites.



### LOCATION

Smithfield is a historic 17th century market place in Apex Business Centre is prominently located in the heart of Sandyford Business District near the corner of Blackthorn Drive and Blackthorn Road and adjacent the Beacon South Quarter and Beacon Hotel. Sandyford is well-established as South Dublin's premier office location just 10km south of Dublin city centre and is easily accessed off the M50 motorway (Junction 14) providing a direct route to Dublin Airport and all major national routes. There are numerous local amenities and facilities serving the immediate area and the building is extremely well connected via public transport located less than 5 minutes' walk to the Stillorgan LUAS station (green line). Sandyford is also well serviced by Dublin Bus with a number of routes including the 11, 47, 75 services along with the 114 feeder bus to Blackrock DART Station.

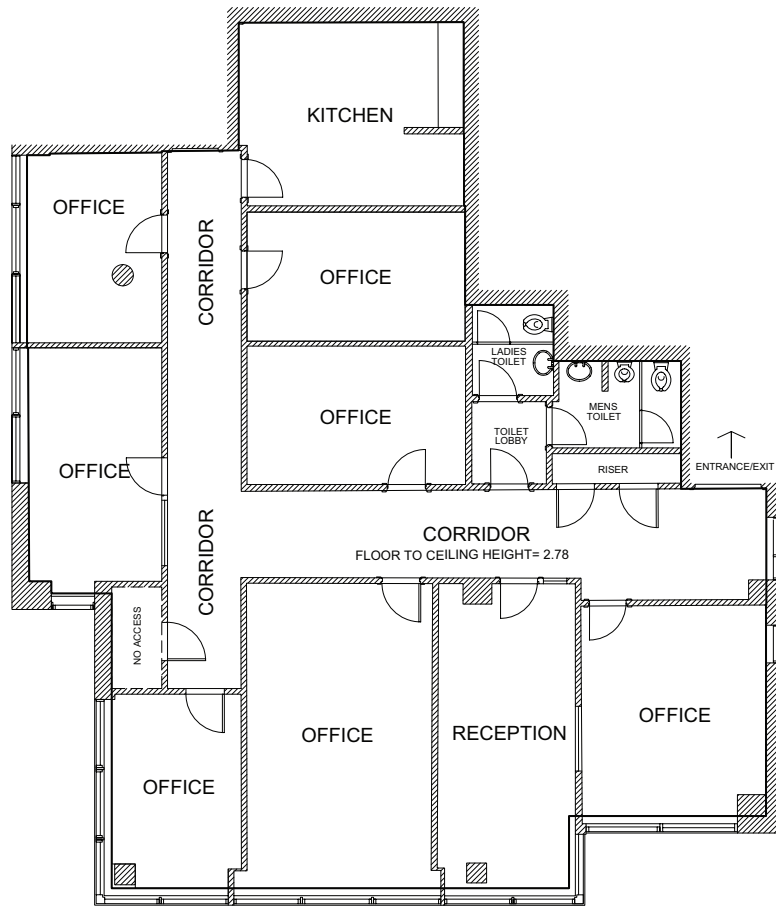
Sandyford Business District is also a designated SMART Region, guaranteeing that businesses choosing this location will benefit from a network of intelligence, technological infrastructure and a highly-educated workforce. Local occupiers include Microsoft, Salesforce, Vodafone, Bank of America Merrill Lynch with both Google and AIB's recent announcements to locate in the area.



**UNIT B THIRD FLOOR**  
**ST. PATRICKS**  
**UNIVERSITY HOSPITAL**

**Tenancy**

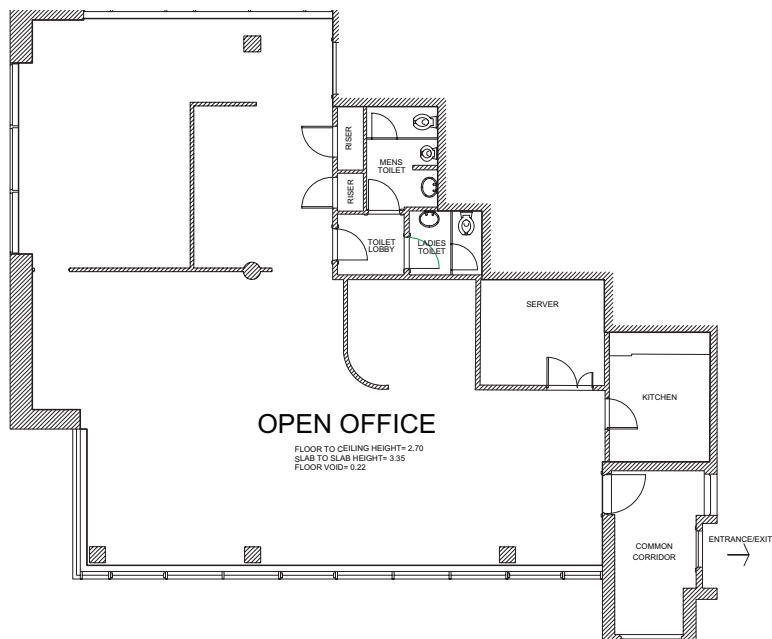
Unit B on the Third Floor is let to St. Patricks University Hospital on a 10 year lease at a rent of €57,487 per annum with a tenant break option on expiry of the fifth year subject to 6 months notice.



**UNIT D SECOND FLOOR**  
**GEMINI TECHNOLOGY LTD**

**Tenancy**

Unit D on the Second Floor is let to Gemini Technology on a 5 year lease from 20 September 2013 at a rent of €29,785 per annum with a lease expiry 19 September 2018.



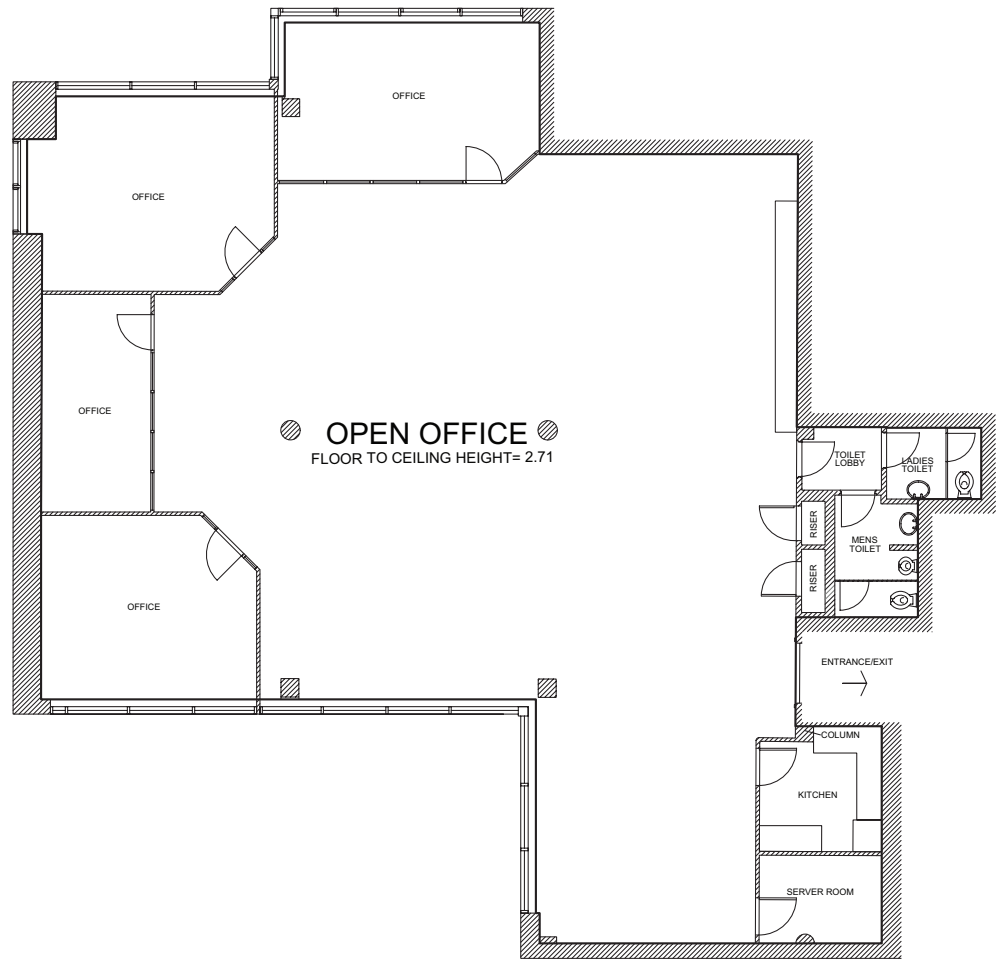
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## Units B, C & D Apex Business Centre

### UNIT C FIRST FLOOR MEDITERRANEAN SHIPPING

#### Tenancy

Unit C on the First Floor is let to Mediterranean Shipping on a 20 year lease from 26 September 2002 at a rent of €50,000 per annum. The lease will expire 25 September 2022.





## ACCOMMODATION

Floor	Unit	Tenant	Use	Sq M GIA	Sq Ft GIA
Third	B	St. Patricks University Hospital	Office	210	2,259
Second	D	Gemini Technology	Office	190	2,040
First	C	Mediterranean Shipping	Office	311	3,351
Total				711	7,650

We recommend that interested parties should measure and satisfy themselves in relation to all building measurements.

## TENANCY SCHEDULE

Unit	Tenant	Area sq.ft	Cars	Lease start	Term	Rent Review	Break	Rent
Unit B Third Floor	St Patricks University SPHU	2,259	4	21/06/16	10	01/07/22	01/07/22	€57,487
Unit C First Floor	Mediterranean Shipping	3,351	7	26/09/02	20	25/09/22	N/A	€50,000
Unit D Second Floor	Gemini Technology Ltd	2,040	4	20/09/13	5	N/A	N/A	€29,785
Total		7,650	15					€137,272

## TITLE

We understand the three units are held long leasehold.

## PRICE

Guiding €1,950,000 for all three lots reflecting a net initial yield of 6.49% or €255 psf after allowance for standard acquisition costs of 8.46%

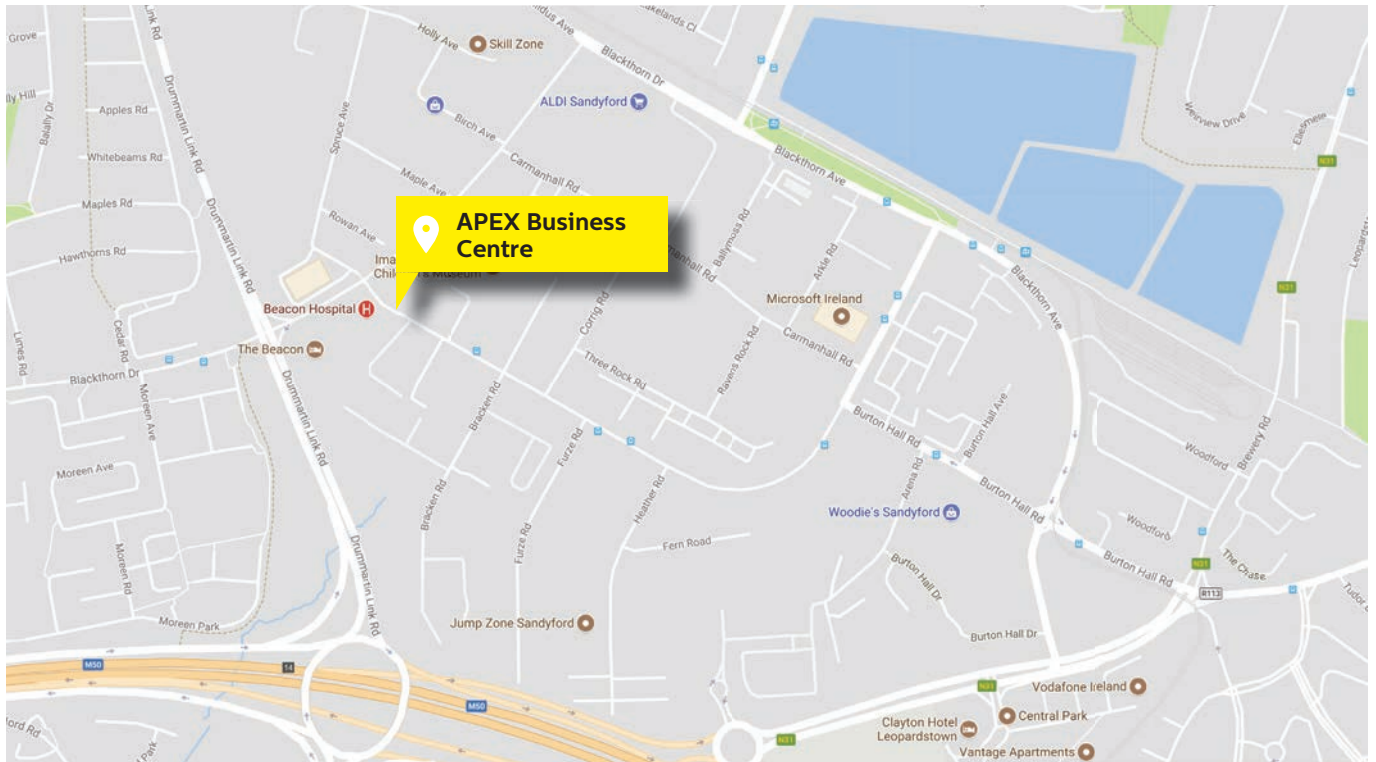
## NO CONTRACT

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 of contract.



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## Units B, C & D Apex Business Centre



### BER DETAILS

Unit	Rating
Unit B Third Floor	D2
Unit D Second Floor	D1
Unit C First Floor	C3

### SOLICITOR

Beauchamps  
Riverside Two  
Sir John Rogerson's Quay  
Dublin 2

### VIEWING

Strictly by appointment with the sole agent HWBC Chartered Surveyors.

### FOR FURTHER INFORMATION



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