



90/91 Furze Road
& 77 Furze Road

Sandyford, Dublin 18

For Sale by Private Treaty

Suburban
Investment Opportunity

(Tenant not affected)



90/91 Furze Road
& 77 Furze Road
Sandyford, Dublin 18

Executive Summary

- Opportunity to acquire two industrial buildings on Furze Road in a prime Sandyford location.
- 90/91 Furze Road is a detached facility of 22,762 sq ft and is fully let to the Commissioners of Public Works in Ireland (Dept of Agriculture) on a 35 year FRI lease from 11 March 1986 at a passing rent of €147,270 pa.
- 77 Furze Road is being sold with vacant possession and comprises 24,376 sq ft on a site of 1.2 acres. It provides an excellent opportunity for a high-profile headquarters facility for an owner occupier. Asset management opportunities for refurbishment or redevelopment (subject to planning).
- Both properties are being offered for sale by Private Treaty and can be purchased as individual Lots. Please note that interested parties seeking to purchase both properties must provide a price for each individual asset.
- An assignable measured survey has been carried out by Hollis on each property and are available in the Data Room.
- 90/91 Furze Road is for sale seeking offers in excess of €2.5 million (subject to contract).
- 77 Furze Road is for sale seeking offers in excess of €2.5 million (subject to contract).



90/91 Furze Road



77 Furze Road

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Zoning

Both sites are located in Zone 4 in the DLRCC County Development Plan 2016-2022 which includes traditional low density, low rise Warehouse / Light Industrial use.

Location

Both buildings are located on Furze Road within the Sandyford Business District with the majority of adjacent units occupied by industrial, warehouse and distribution uses. The main exception is the impressive Q House office building with 100,000 sq ft of office units immediately adjacent to 77 Furze Road.

Sandyford is generally considered the premier business location with over 1,000 companies in the Sandyford/ Leopardstown area and is the location of choice for big technology companies such as Facebook, Google, Microsoft and Salesforce. The area is also a hub for the motor industry with brands such as Audi, Tesla and Land Rover occupying large retail and service facilities. Sandyford has many advantages in terms of transport infrastructure including the LUAS Green line and a good mix of residential and retail amenities which are significant pull factors for new business. Furze Road is located a short distance from Junction 14 on the M50 providing easy access to the main motorway network.

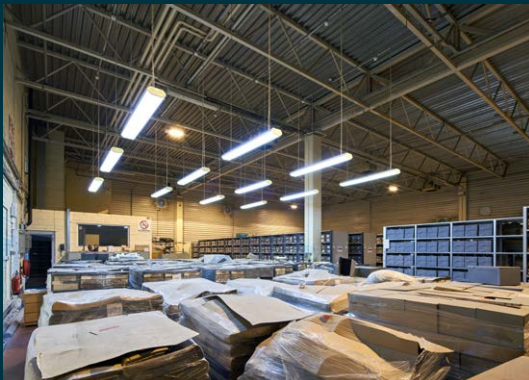




90/91 Furze Road

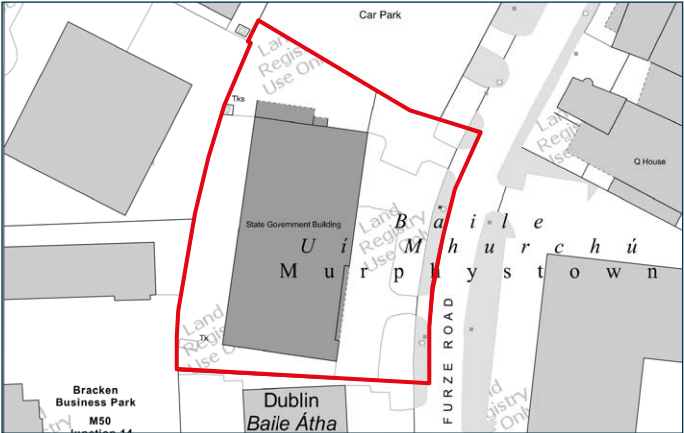
Description

- 90/91 Furze Road is a detached self-contained industrial facility which is fully let to the OPW on a 35 year FRI lease from 11 March 1986.
- The current rent is €147,270 pa with lease expiry in April 2021.
- The building contains two storey offices to the front and large warehouse space which is principally used for the storage of State records.
- The site area is 1.3 acres and there is ample circulation space around the building.
- Clear eaves height of 5.98m.



Accommodation

Floor	GEA sq m	GEA sq ft
Ground Floor Warehouse	1,589	17,106
Office	214	2,308
Cover Loading Bay	71	763
First Floor Office	240	2,585
Total GEA	2,114	22,762
Sub-station	24	259
Site Area	1.30 acres	



90/91
Furze Road is an
industrial facility
of 22,762 sq ft

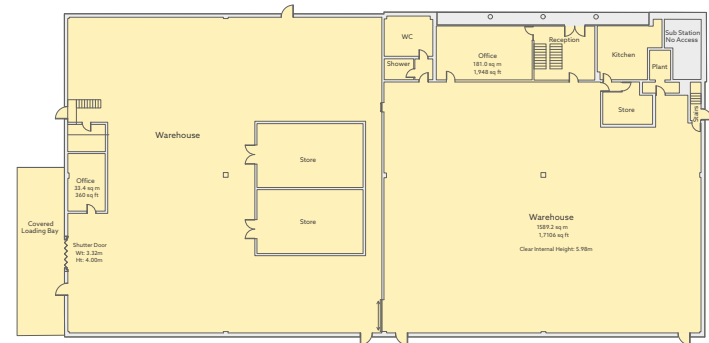
Car Parking

15 car spaces (approx.).

Lease Details

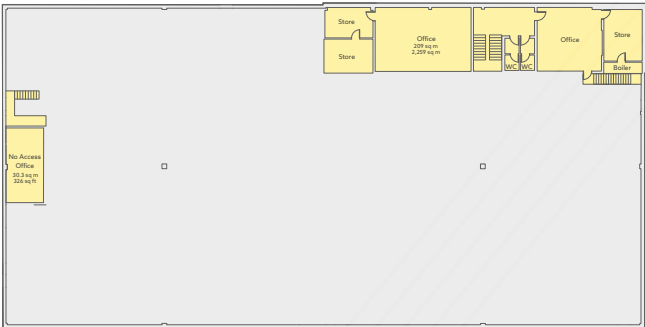
A copy of the Lease and associated legal documents are available in the Data Room.

Floor Plans



Not to scale / For indicative purposes only

Ground Floor



First Floor



77 Furze Road

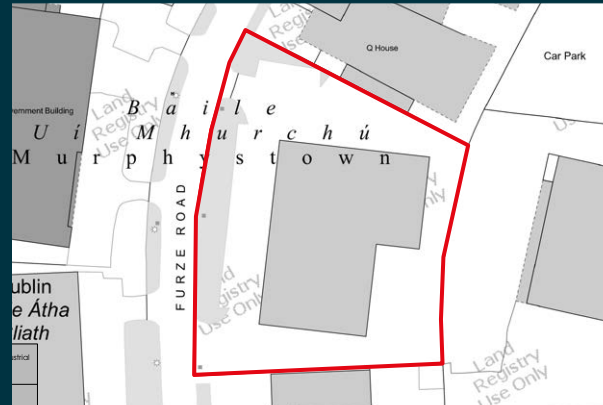
Description

- 77 Furze Road is a detached industrial building comprising 24,376 sq ft with parking for 45 cars and rear yard space.
- It is being sold with vacant possession and provides an excellent opportunity for an owner occupier or developer to refurbish the space to modern standards.
- It also provides potential for redevelopment for an alternative use, subject to planning permission.
- The site area is 1.2 acres.
- Clear internal eaves height 6.0m.

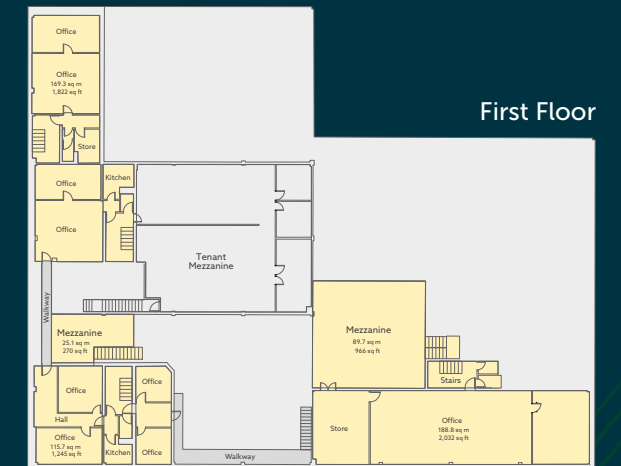
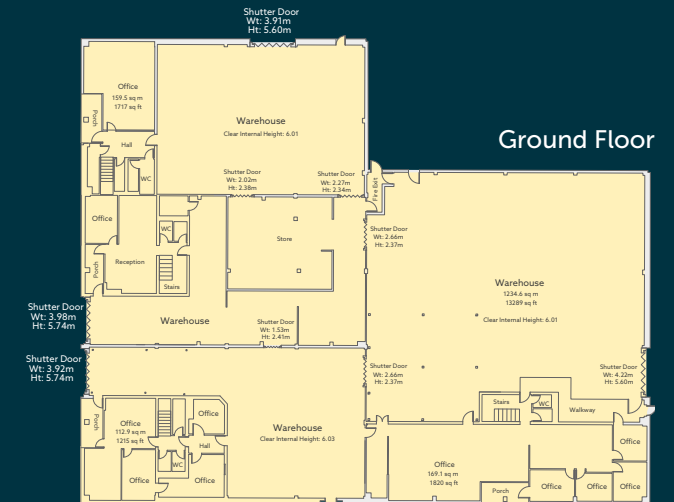


Accommodation

Floor	GEA sq m	GEA sq ft
Ground Floor Warehouse	1,235	13,289
Office	442	4,752
First Floor Office	474	5,099
Mezzanine	115	1,236
Total GEA	2,266	24,376
Site Area	1.20 acres	



Floor Plans



Not to scale / For indicative purposes only

Car Parking

45 car parking spaces.



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Property Details

Title

We understand that title to both properties is long leasehold (221 years unexpired for 77 Furze Road and 217 years unexpired for 90/91 Furze Road).

Zoning

Both sites are located in Zone 4 in the DLRCC County Development Plan 2016-2022 which includes traditional low density, low rise Warehouse / Light Industrial use.

BER

90/91 Furze Road: G
77 Furze Road: E1

Solicitors

William Fry, 2 Grand Canal Square, Dublin 2.
Solicitor: Ms. Elaine Lynch
elaine.lynch@williamfry.com

Data Room

A full suite of documentation including lease and draft sales contract is available in the Data Room with access available on dedicated website;

www.furzeroadassetsale2019.com

Guide Price

Lot 1 - 90/91 Furze Road is for sale by private treaty seeking offers in excess of €2.5 million, excluding VAT.

Lot 2 - 77 Furze Road is for sale by private treaty seeking offers in excess of €2.5 million, excluding VAT.

Viewings

Strictly by appointment with the sole selling agents HWBC.

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