

**FOR SALE BY
PRIVATE TREATY**

**SUBURBAN OFFICE
INVESTMENT**

TENANTS NOT AFFECTED



OAK HOUSE

ELM HOUSE

LEOPARDSTOWN OFFICE PARK
SANDYFORD DUBLIN 18

SOUTH COUNTY
BUSINESS PARK

CENTRAL PARK

M50

OVERVIEW LEOPARDSTOWN OFFICE PARK

Managed business park, consisting of four detached blocks, comprising own door & multi-occupied offices

Two blocks, **OAK HOUSE** & **ELM HOUSE** are available to purchase as a single lot

OAK HOUSE

Passing Rent
€172,500 per annum

c.1,050m² (11,318 sq. ft.) GIA
30 Cars

ELM HOUSE

Passing Rent
€181,200 per annum

c.1,010m² (10,877 sq. ft.) GIA
46 Cars



OAK HOUSE




ELM HOUSE





OAK HOUSE


ELM HOUSE

INVESTMENT SUMMARY


 **Investment & asset** management opportunity with development potential (SPP)


 Both blocks currently producing **€353,700** per annum

 **Immediate reversionary uplift** subject to letting of vacant demises

 **Opportunity to acquire stake** in a managed business park located within Sandyford Business District

 Sandyford Business District enjoys **excellent transport infrastructure**, both vehicular & public transport

 Leopardstown Office Park is located **c.10km south of Dublin City Centre** and **c.2.5km from the M50 (Junction 14)**

 Sandyford **Luas stop** is within 500m



DUNDRUM TOWN CENTRE

BEACON HOSPITAL

BEACON QUARTER

LOCATION

Leopardstown Office Park occupies a **prominent site** within Sandford Business District

The development is **strategically located** at the junction of Burton Hall Road/Burton Hall Avenue, c.10km south of Dublin City Centre and c.2.5km from the M50 (Junction 14) facilitating immediate access to the primary arterial routes serving the country

STILLORGAN LUAS STOP

BLACKTHORN ROAD

ELM HOUSE

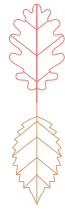
OAK HOUSE

SANDYFORD LUAS STOP

LEOPARDSTOWN RETAIL PARK

BURTON HALL ROAD

BLACKTHORN AVENUE



DESCRIPTION

Leopardstown Office Park consists of four detached blocks on a regular shaped, secure site extending to c.0.8 Hectare (1.98 Acres)

The park was developed in two stages

The original two blocks comprise own door units while the subsequent blocks, **OAK HOUSE** and **ELM HOUSE** are multi-occupied offices

Set over three floors respectively, **OAK HOUSE** and **ELM HOUSE** can deliver open plan floor plates incorporating 360° aspect

Surface car parking is provided on the grounds

Each block benefits from a generous car parking ratio, **OAK HOUSE** c.1:35m², **ELM HOUSE** c.1:22m²

SPECIFICATION



Raised Access Floors



Recessed Lighting



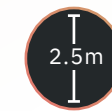
Gas Fired Central Heating System



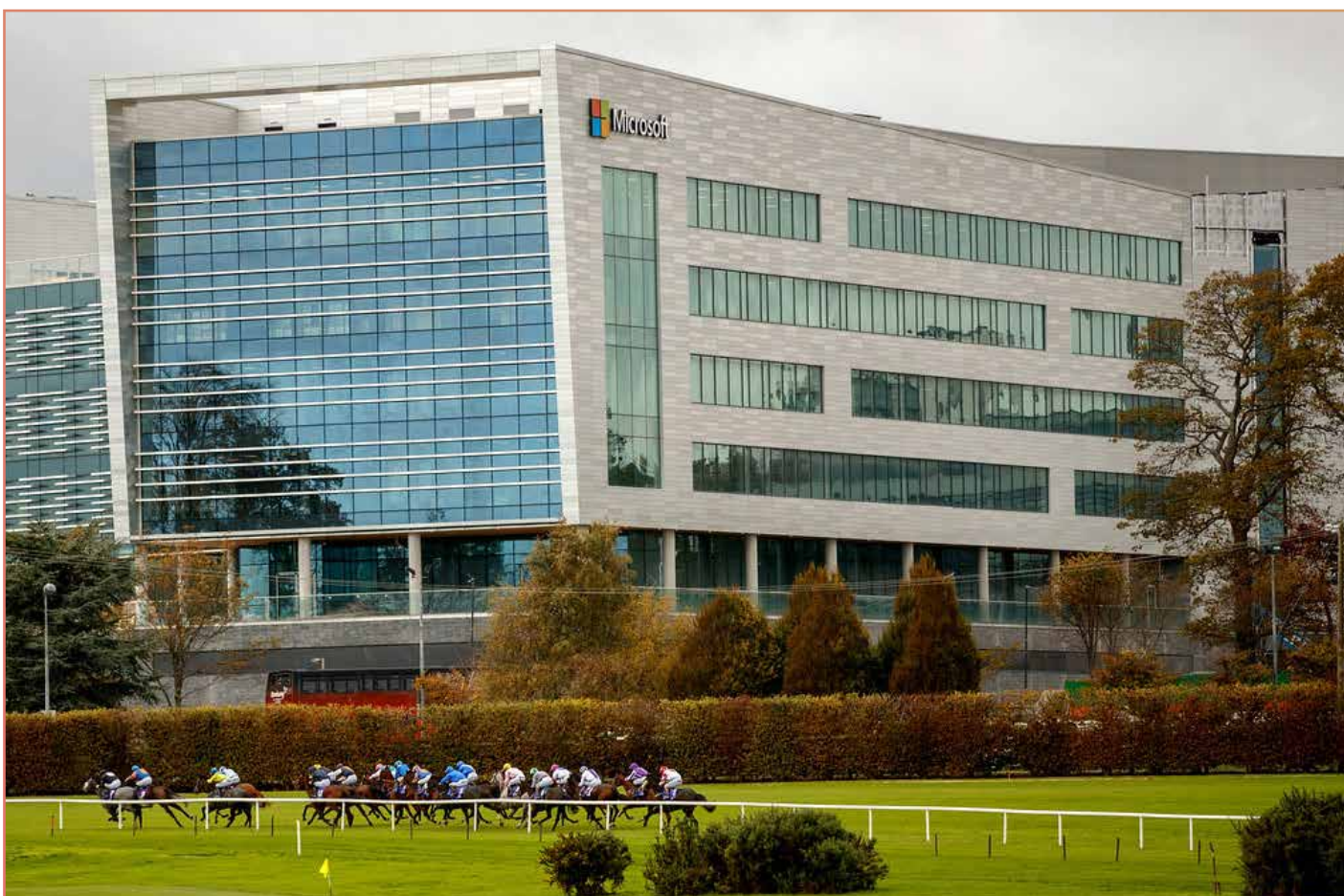
Self-Contained WC's



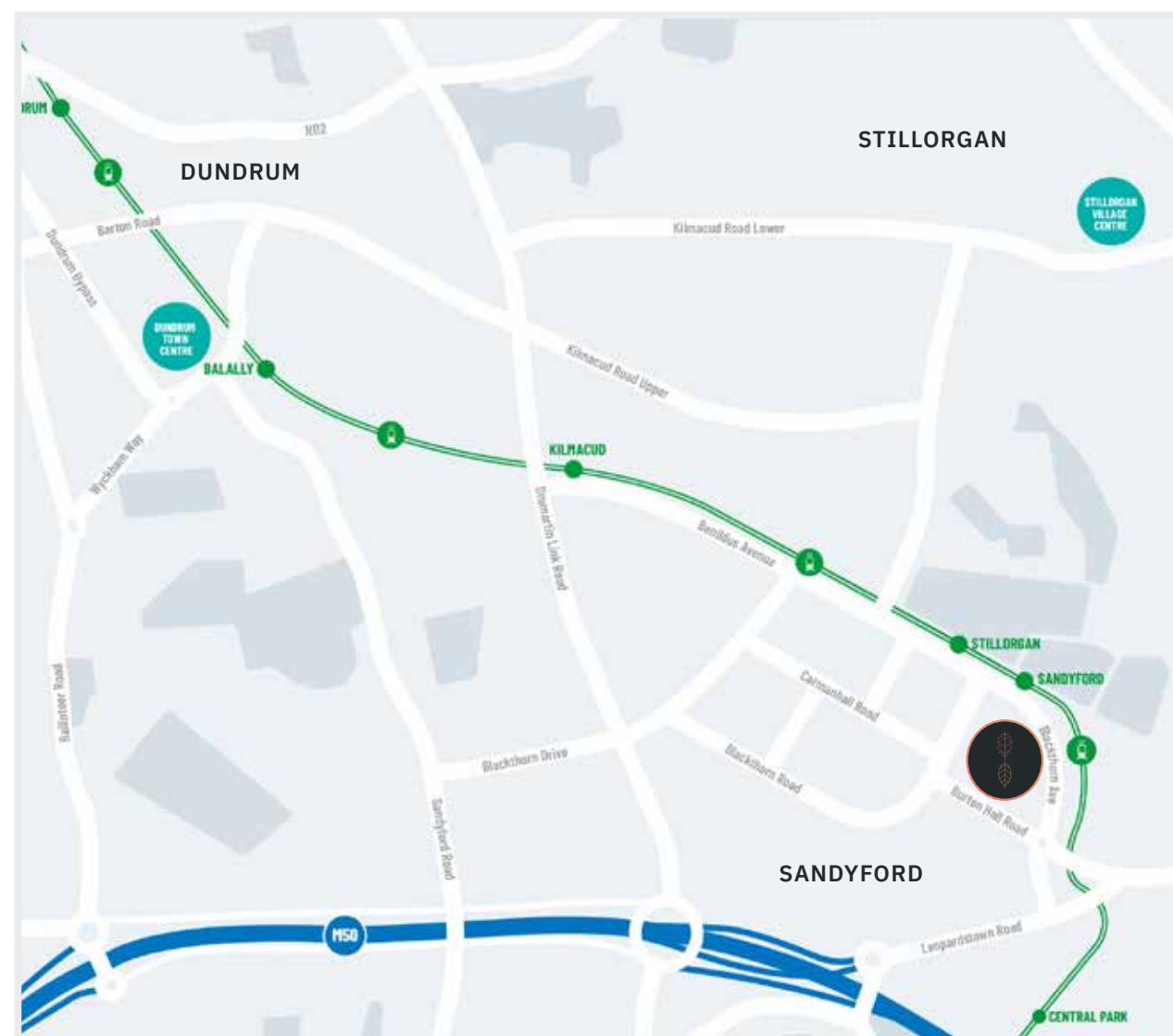
Suspended Ceilings



Floor to ceiling height c.2.5m



LOCATION MAP



AMENITIES

Sandyford Business District is well served by **public transport**. Notably, Sandyford Luas stop is within 500m from Leopardstown Office Park.

Over the past decade, Sandyford become one of **Ireland's most prominent business hubs**. Leading international occupiers include Facebook, Google, Mastercard, Microsoft, Salesforce and Vodafone.



5 minutes walk to Luas stop



25 minutes drive to Dublin Airport



5 minutes drive to Motorway



20 minutes by Luas to Dublin City centre



ACCOMMODATION SCHEDULE

OAK HOUSE / ACCOMMODATION

DEMISE	² FLOOR AREA SQ. M.	² FLOOR AREA SQ. FT.	CAR PARKING
Ground	311.30	3,351	10
First	374.19	4,028	10
Second	366.00	3,940	10
¹ Total	1,051.49	11,318	30

ELM HOUSE / ACCOMMODATION

DEMISE	² FLOOR AREA SQ. M.	² FLOOR AREA SQ. FT.	CAR PARKING
Ground	304.71	3,280	10
Part First ³ (LHS)	178.13	1,917	7
Part First ⁴ (RHS)	177.75	1,913	10
Part Second (LHS)	174.90	1,883	7
Part Second (RHS)	175.04	1,884	7
Vacant Cars			5
¹ Total	1,010.53	10,877	46

¹ Interested parties are advised to verify floor areas, car parking spaces & undertake their own due diligence

² Gross Internal Area less Landlord areas

³ Left hand side when facing the front

⁴ Right hand side when facing the front



TENANCY SCHEDULE

OAK HOUSE / TENANCY

DEMISE	¹ TENANT	LEASE START	LEASE END	BREAK OPTION	RENT REVIEW	RENT PER ANNUM
Ground First	AMT Sybex (Ireland) Ltd.	01.01.2017	31.12.2026			€172,500
Second	Vacant					
² Total						€172,500

ELM HOUSE / TENANCY

DEMISE	¹ TENANT	LEASE START	LEASE END	BREAK OPTION	RENT REVIEW	RENT PER ANNUM
Ground	Joseph G. Byrne & Sons Consulting Actuaries Ltd.	01.08.2018	31.07.2028	01.08.2023	01.08.2023	€67,000
Part First ³ (LHS)	Health Care Informed Ltd.	03.06.2016	02.06.2026			€54,200
Part First ⁴ (RHS)	Vacant					
Part Second (LHS)	Fitzwilliam Real Estate Capital Ltd.	23.11.2017	01.08.2023			€60,000
Part Second (RHS)	Vacant					
² Total						€181,200

¹ Tenants not affectedd

² Interested parties are advised to verify floor areas, car parking spaces & undertake their own due diligence

³ Left hand side when facing the front

⁴ Right hand side when facing the front

TITLE

The Vendor holds the freehold interest of the entirety of Leopardstown Office Park excluding Blocks 1 and 2

The Vendor holds the freehold ownership of Block 3 (known as **OAK HOUSE**) and Block 4 (known as **ELM HOUSE**) subject to and with the benefit of the occupational leases created in respect of each Block

The Vendor holds the freehold ownership of the common area subject to the Management Agreements which were entered into by the development management company with the owners within Blocks 1 and 2 and with the Vendor in respect of Block 3 and 4. This will be set out in further detail in the Contract for Sale

Subject to the Vendor disposing of its interest in Blocks 3 and 4 the Vendor will transfer control of the management company to the owners within Leopardstown Office Park



ELM HOUSE



OAK HOUSE

**COMMON AREA
IN YELLOW**

BLOCK 1

BLOCK 2



TITLE

Freehold

BER

BER B3 D2

LAND USE ZONING

Zoned Objective OE,
“To provide for office and
enterprise Development”,
Dun Laoghaire-Rathdown
Development Plan
2016-2022

DATA ROOM

All available documentation
attributable to the asset can
be found in the designated
data room:

www.oakandelmhousesandyford.com

SELLING AGENT



**QUINN
AGNEW**

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The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.