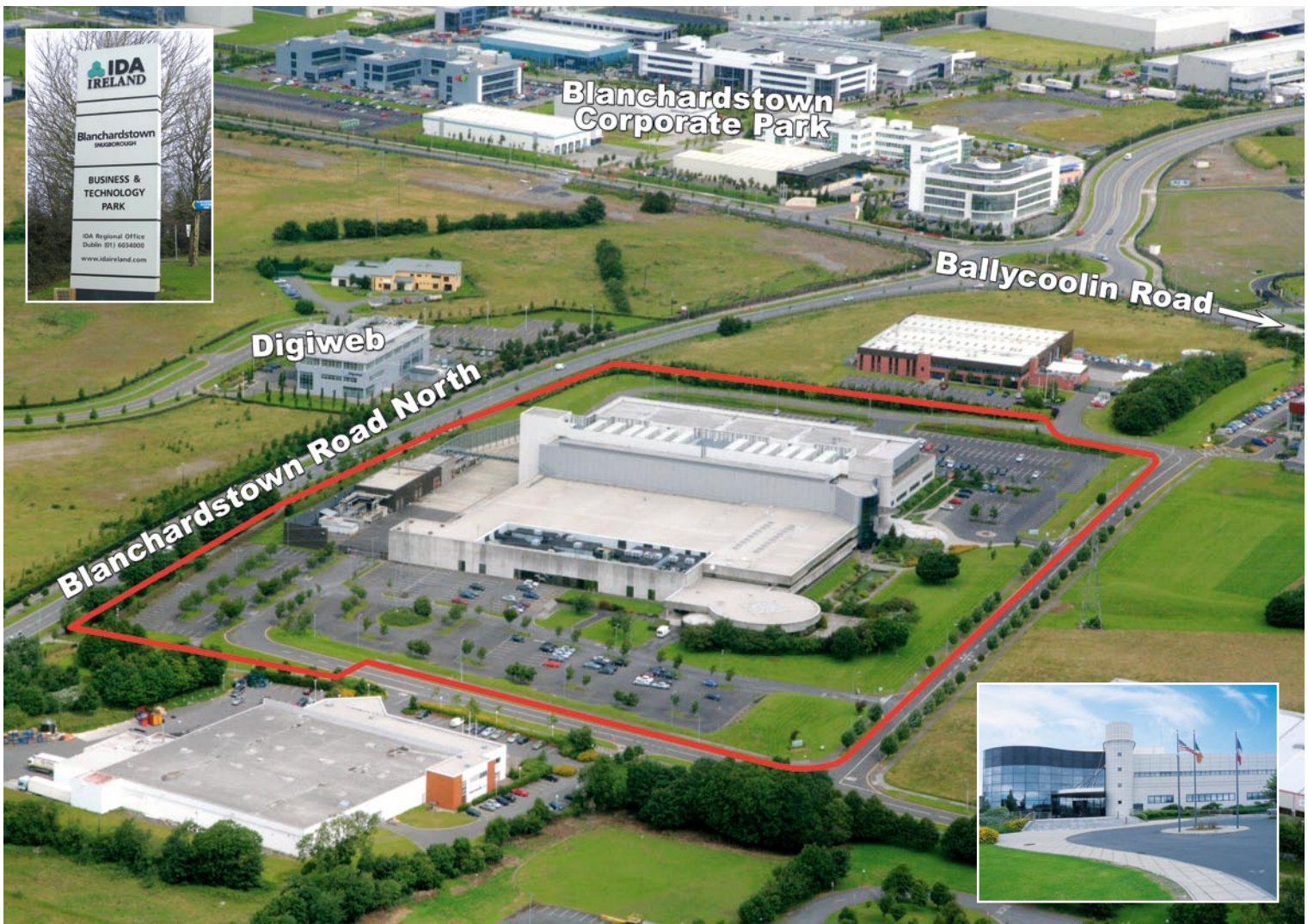


ALCATEL-LUCENT BUILDING

Blanchardstown Business & Technology Park, Dublin 15



FOR SALE/TO LET

- » Substantial premises of approximately 28,590 sq.m. in this secure landscaped business park setting.
- » Situated on a large regularly shaped site of approx. 5.97 hectares (14.75 acres).
- » Opportunity to purchase the entire with full vacant possession or with a tenancy in place providing significant income return.

LOCATION

Blanchardstown Business and Technology Park is located on the western side of the Snugborough Road approximately 1km north east of its junction with the Navan Road (M3) and approximately 9km north west of Dublin city centre. The park benefits from excellent access to the M50 motorway via the Navan Road (M3) providing access to the main arterial routes to the south and west of the country as well as access to Dublin Airport and Dublin Port Tunnel. The infrastructure in the area is set to further improve with the completion of the link road from Blanchardstown Road North to the N2 Ashbourne by-pass. The park is also located within close proximity of many amenities including Blanchardstown Town Centre, Tyrrellstown Town Centre, The National Aquatic Centre and Blanchardstown Institute of Technology.



DESCRIPTION

The property comprises a superb production and office facility situated in a low-density landscaped parkland setting. The property has significant potential for further expansion and/or redevelopment (subject to planning permission). The property was constructed primarily in 2 phases and comprises warehouse, production, canteen and office accommodation.

The office accommodation is predominantly set out over 2 floors and provides for both open plan and cellurised offices. The office area is fully air conditioned and the fit out includes suspended ceilings with recessed lighting and a feature reception area with full height glazed facade. Toilet facilities, a canteen and staff changing areas are provided within the office area.

The warehouse/production section of the facility is of metal frame construction incorporating a double skin insulated metal deck roof. The warehouse area has a sealed concrete floor, part concrete block walls and the eaves height varies between 3.5 metres and 7.5 metres. Loading access is via 10 automated dock levellers, 1 roller door and there is a large marshalling yard area to the rear.

TENANCIES

Alcatel-Lucent, if so desired by the purchaser, will sign a new 10 year lease in respect of part of the first floor office accommodation and 180 car parking spaces. The lease will commence on completion of the sale. The lease will be subject to a rent review at the end of the fifth year of the term. The tenant will have the right to terminate the lease at the end of the fifth year of the lease subject to twelve months prior notice. The rent will be €600,000 per annum.

Vodafone has installed a cellular installation on the roof with associated cabling and power supply. The licence agreement is for 10 years. The licence fee is increased every 5 years in line with the increase in the consumer price index. Copies of the leases are available on request.



TOWN PLANNING

The property is zoned Objective GE "to provide opportunities for general enterprise and employment" under the Fingal County Council Draft Development Plan 2011 - 2017.

SERVICES

The main services supplied and connected to the property include: Water, Electricity (3-phase), Gas, Drainage, Sewerage and Telephone. The property is fitted with an air conditioning system together with security and fire alarms.

TITLE

The property is held under two 999 year long-leasehold interests from the Industrial Development Agency (IDA).

PRICE

On application.

FURTHER INFORMATION/VIEWING

For further information or to arrange a viewing please contact Duncan Lyster or Cathal Daughton of Lisney (01) 638 2700.

A video tour of the facility can be viewed on www.lisney.com.



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