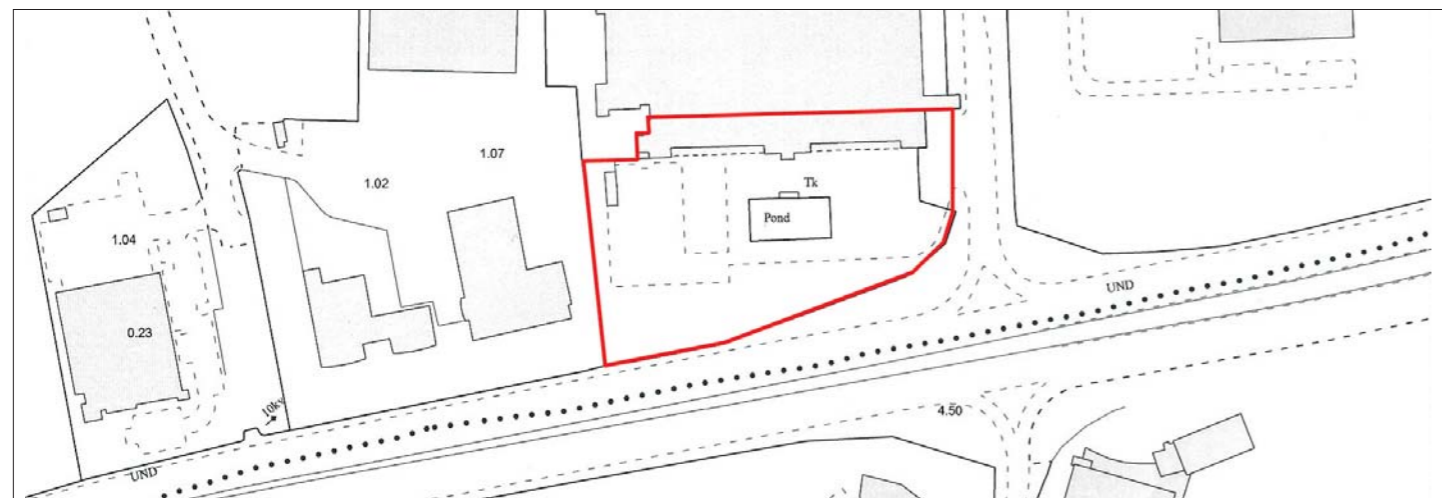
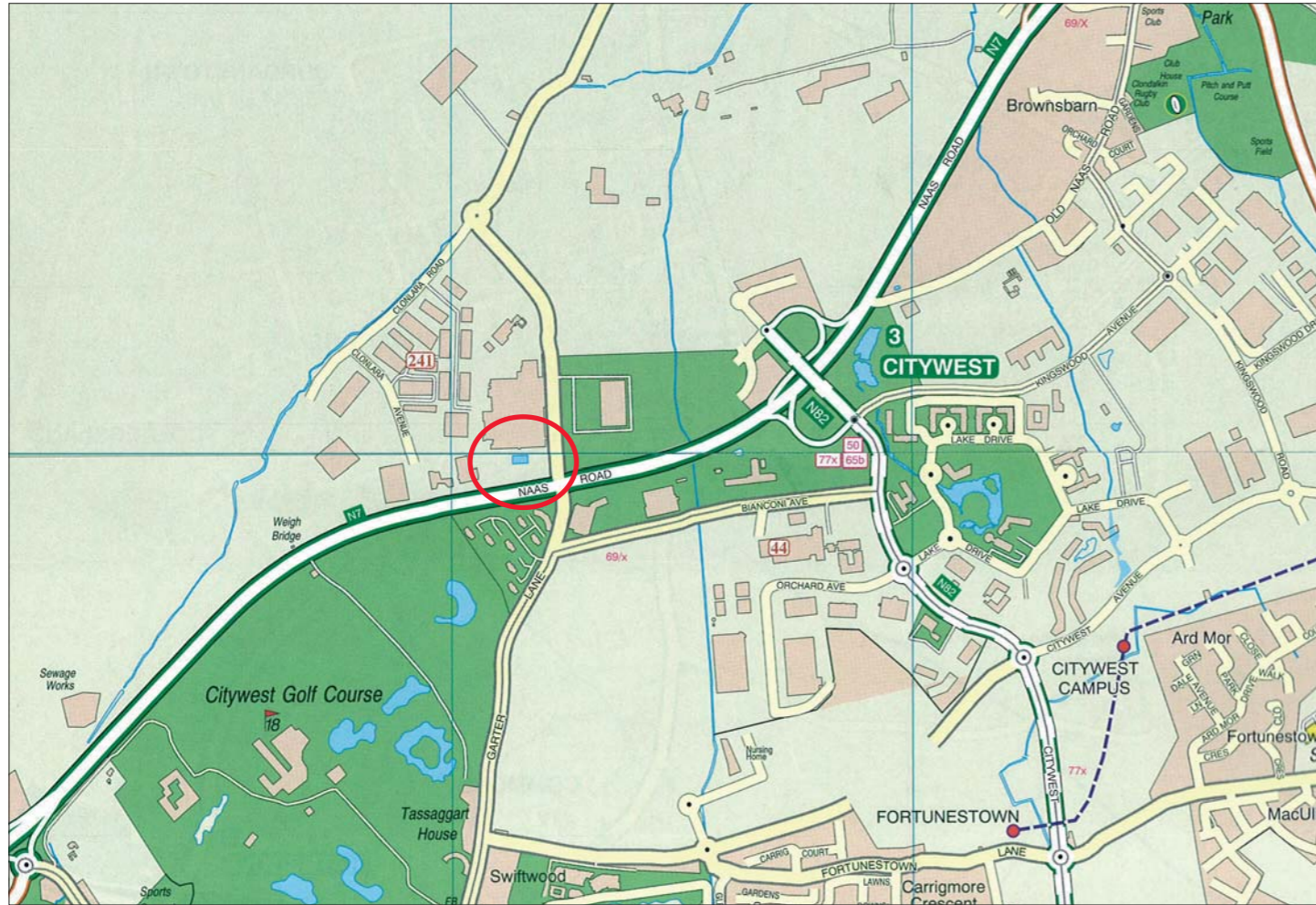


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On the Instructions of Roadstone Wood Limited.

NAAS ROAD, SAGGART, CO. DUBLIN.
Substantial Office Premises on site approx. 1.27ha. (3.16 acres).

For Sale or To Let



- The property offers superb future development potential in this highly prominent location being situated immediately beside the Naas Road which is one of the busiest roads in Ireland and beside major national and international companies.
- Substantial income is generated from an office letting to Lufthansa Technik Airmotive Ireland. 
- Currently offices of approx. 1,161 sqm (12,500 sqft) have vacant possession and offer excellent potential for the generation of a very substantial additional rental income.
- This property is of interest to investors and developers seeking a prominent Naas Road development opportunity combined with a strong existing income from an excellent tenant plus potential rental income for further office lettings.

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LOCATION

The property is well located on the Naas Road at Saggart and occupies a prominent corner position with the access road to Baldonnell Business Park. The Naas Road carries a large volume of passing vehicular traffic and is one of the most accessible routes to the south and west of the country. The property is situated close to the Outer Ring Road at the Kingswood junction, which links Tallaght with the N4 Galway Road. There are a number of high profile occupiers in the immediate vicinity to include MJ Flood, Saab/Seat and DAF. The property is also close to City West Business Park, City West Shopping Centre, City West Hotel, The new LUAS extension to Saggart, Independent News and Media and many other major companies.

DESCRIPTION

The lands extend to approximately 1.27 ha. (3.16 acres) and offer excellent future development potential. The office building held by Roadstone Wood Limited comprises the entire of the 2 upper floors of the three storey building and a portion of the lower ground floor. The building in sale has an approximate gross internal area of 3,072 sqm (33,076 sqft) of which 1,911 sqm (20,570 sqft) is let to Lufthansa Technik Airmotive Ireland. The balance of the office accommodation is vacant and available for letting and extends to approx. 1,161 sqm (12,500 sqft).

The occupied offices are very well appointed and provide spacious and well fitted accommodation with quality ladies and gents toilet facilities, suspended ceilings with recessed fluorescent light fittings and a feature staircase in the reception area.

A particular feature of the property is the extensive car parking to the front of the building. The lands have very extensive frontage to the Naas Road and side frontage to Barney's Lane leading to Baldonnell Business Park which is where the existing vehicular access is located.

TOWN PLANNING

The lands are zoned Objective EP2 "to facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks" under the South Dublin County Council Development Plan 2010 - 2016.

Under this zoning a wide range of uses are permitted in principal to include: Car Park, Cash and Carry Wholesale, Enterprise Centre, Heavy Vehicle Park, Fuel depot, Industry-General, Industry-Light, Industry-Special, Motor sales, Office Based Industry, Offices less than 100 sqm, Petrol Station, Retail Warehouse, Recycling, Service Garage, Shop Local, Transport Depot and Warehousing.

TITLE

The property is held by Roadstone Wood Limited under a lease dated 28th January 1980 for a term of 500 years from 27th November 1979 subject to a nominal rent. The property is offered for sale with the benefit of the sub-letting to Lufthansa Technik Airmotive Ireland.

TENANCY

The sections of the office building currently occupied by Lufthansa Technik Airmotive Ireland are held under a lease dated 11th May 1990. The lease expires on 30th June 2015.

LETTING OF VACANT AREAS

A letting of the vacant areas to a suitable tenant will be considered. Further details on request.

PRICE

€3,500,000 for Roadstone Wood Limited leasehold interest.

VIEWING/FURTHER INFORMATION

Viewing is strictly by prior arranged appointment only. Further information on leasehold details on request.

