

FOR SALE BY PRIVATE TREATY
(TENANTS NOT AFFECTED)

15, 16 & 18 THE COURTYARD

SUBURBAN OFFICE INVESTMENT



CARMANHALL ROAD, SANDYFORD, DUBLIN 18

INVESTMENT SUMMARY

- ▶ South Dublin suburban office investment
- ▶ Modern office suites extending to approx 8,324 sq.ft. plus private terrace
- ▶ Fully Let to Azets Ireland on two co-terminus 3-year leases commencing the 1st of March 2025
- ▶ Passing rent of €262,530 p.a.
- ▶ Ability to be sub-divided for optimal flexibility
- ▶ Generous secure basement car parking provision for up to 21 cars
- ▶ Tenants Not Affected
- ▶ 3 minutes walk from Stillorgan Luas Stop

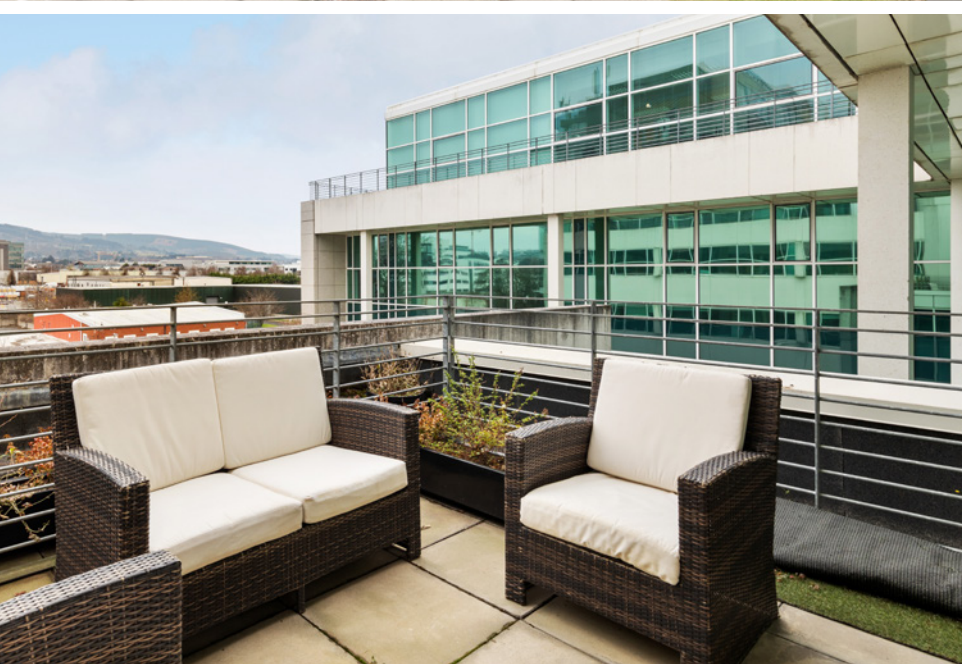
LOCATION

Sandyford is Dublin's premier suburban office district and the location of choice for many leading international occupiers such as Google, Microsoft, Salesforce and Vodafone.

The Courtyard is located on the intersection of Carmanhall Road and Ballymoss Road in Sandyford Business Park. The property is easily accessible by public transport links. The Green Line Luas (3 minutes walk from The Courtyard) can be accessed on Blackthorn Avenue and Dublin Bus is found on Blackthorn Road, providing rapid and frequent access to Dublin City Centre.

The M50 and N11 are also in close proximity to The Courtyard, providing highly efficient vehicular access to all arterial routes. Amenities in the immediate vicinity include an array of local eateries, cafés, gyms, and childcare facilities for local occupiers. The area is also served by the Beacon South Quarter Shopping Centre.





DESCRIPTION

Comprises a modern two storey office suite atop a larger five storey over double basement office building.

The demise premises extends to a combined area of approximately 773.36 sq. m. (8,324 sq. ft.). The suites are located over the 3rd and 4th floor and comprises a mixture of cellular and open plan offices while benefiting from secure parking at basement level for up to 21 cars. The property is fitted out to a high specification with a generous floor to ceiling height (approx. 2.70m), raised access floors and suspended ceilings. There are also end of trip shower facilities for the common use of the occupiers of The Courtyard.

GENERAL SPECIFICATION

- ▶ Raised Access Floors
- ▶ Suspended Ceilings
- ▶ Air Conditioning
- ▶ Lift Access
- ▶ Private toilet facilities
- ▶ Shower facilities
- ▶ Kitchenette facilities
- ▶ Secure basement car parking with a capacity of up to 21 cars
- ▶ Floor to Ceiling Height approx. 2.70m
- ▶ Private Roof Terrace
- ▶ Ability to sub-divide for optimal flexibility

TENANCY DETAILS

The subject property is let to Azets Ireland who specialises in accounting practices. The property is held on two co-terminus 3-year leases commencing the 1st of March 2025. There is no tenant break option or rent reviews. The total passing rent is €262,530.

COVENANT STRENGTH

Azets Ireland

Azets Ireland has over 300 employees and four offices, two located in Dublin (Mespil Road and Sandyford), one in Enniscorthy and one in Waterford. Azets Ireland is part of a wider team of 9,000 international employees.

Azets Ireland are a business delivering a range of accounting, tax, audit, advisory and business services. The firm was founded in 1923, and has been providing Irish businesses with the services mentioned above ever since.

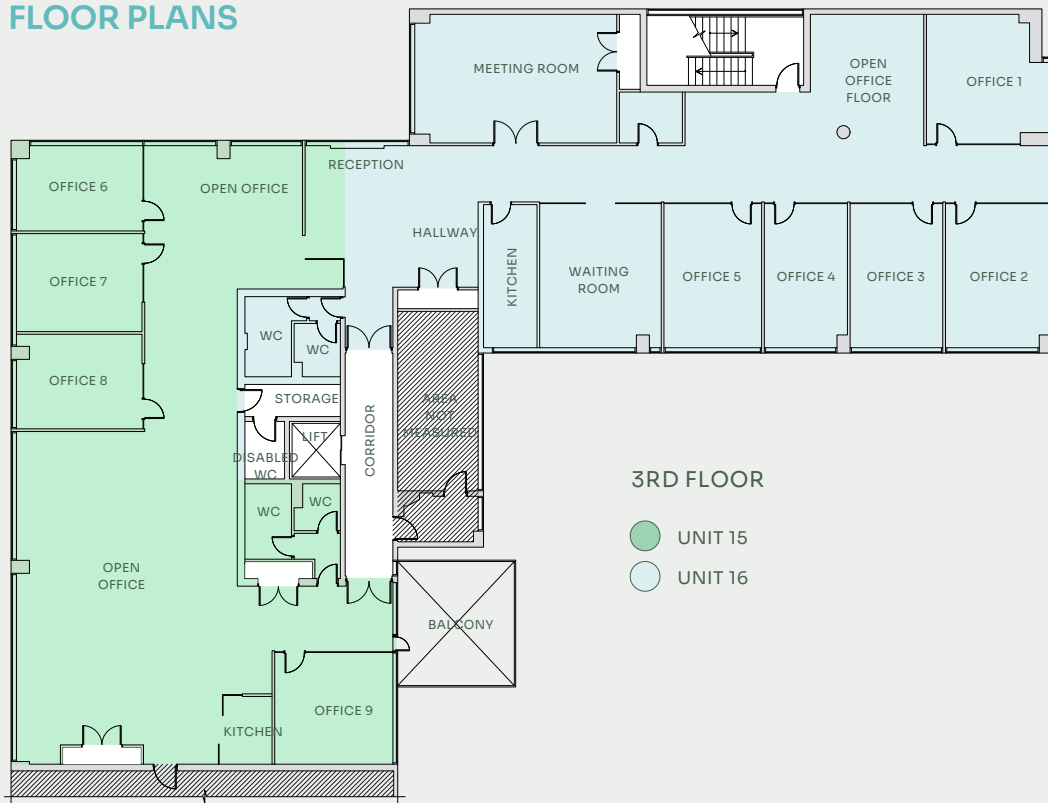


SCHEDULE OF ACCOMMODATION

Suite	Floor	SQ.M. (GIA)	SQ.FT. (GIA)
15	3	260.10	2,799.69
16	3	296.01	3,186.22
18	4	217.25	2,338.46
Total	-	773.36	8,324.38

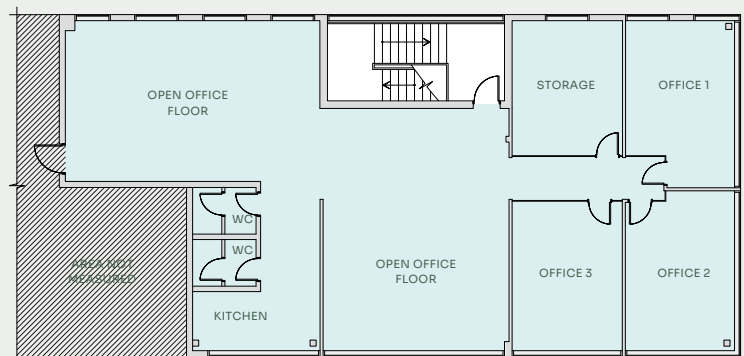
Note: Areas stated are estimated only and interested parties are fully satisfy themselves as to their accuracy.

INDICATIVE FLOOR PLANS



4TH FLOOR

UNIT 18



AGENTS



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TITLE Long leasehold

BER **BER E1**

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