

QRE

REAL ESTATE
ADVISERS

FOR SALE - ONLINE AUCTION

UNITS 1 & 2, SNOWDROP HOUSE, CLUB ROAD, CLONDALKIN, DUBLIN 22

Industrial Investment / Tenant Not Affected



BER C1

NB. For identification purposes only

SUMMARY

- Industrial Investment
- Extending to approx. 630 sq.m. (6,787 sq.ft.) excluding Mezzanine
- Single let to Hudson Distribution Limited t/a All Tools Direct
- Passing rent of €53,000 p.a.
- Circa 3 years unexpired lease term
- Reduced Guide Price €550,000
- Net Initial Yield 8.76%
- Capital value of €81 psf
- Tenant Not Affected
- For Sale via Online Auction.



LOCATION

The subject property is located within Snowdrop Industrial Estate off Club Road in Clondalkin.

Unit 1 & 2 are well positioned in a terrace of modern industrial units in a quiet cul-de-sac off Robinhood Road. It is approx. 1km from the M50/Red Cow Interchange and approx. 7km from the City Centre making it an ideal logistics location with ease of access to the City Centre and all other major arterial routes.



1km from the M50
/Red Cow Interchange



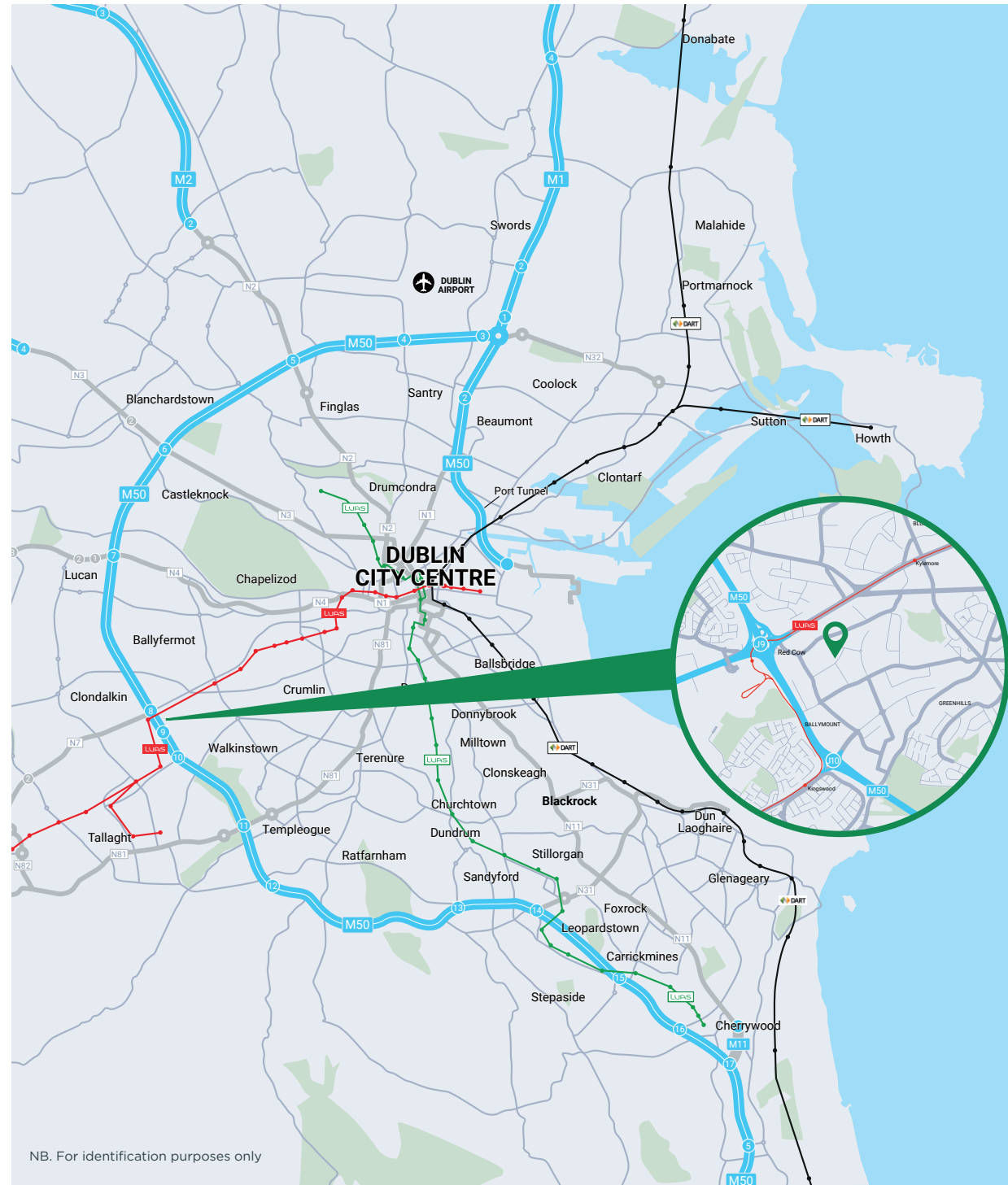
7km from
Dublin City Centre



1km from
Red Line Luas



17km from
Dublin Airport



PROPERTY DESCRIPTION

The subject property comprises an end of terrace warehouse investment of approx. 630 sq.m. (6,787 sq.ft.) excluding two substantial mezzanine levels extending to approx. 671 sq.m. (7,222 sq.m.). The property comprises a warehouse/industrial building of steel portal frame construction, double skin metal deck roof incorporating translucent panels and roller shutter door with loading access. There is ample parking to the front of the unit.

Internally the unit is in use with retail warehouse configuration at ground and mezzanine level, ancillary trade counter, showroom, meeting rooms, kitchen, WC and shower accommodation provided.

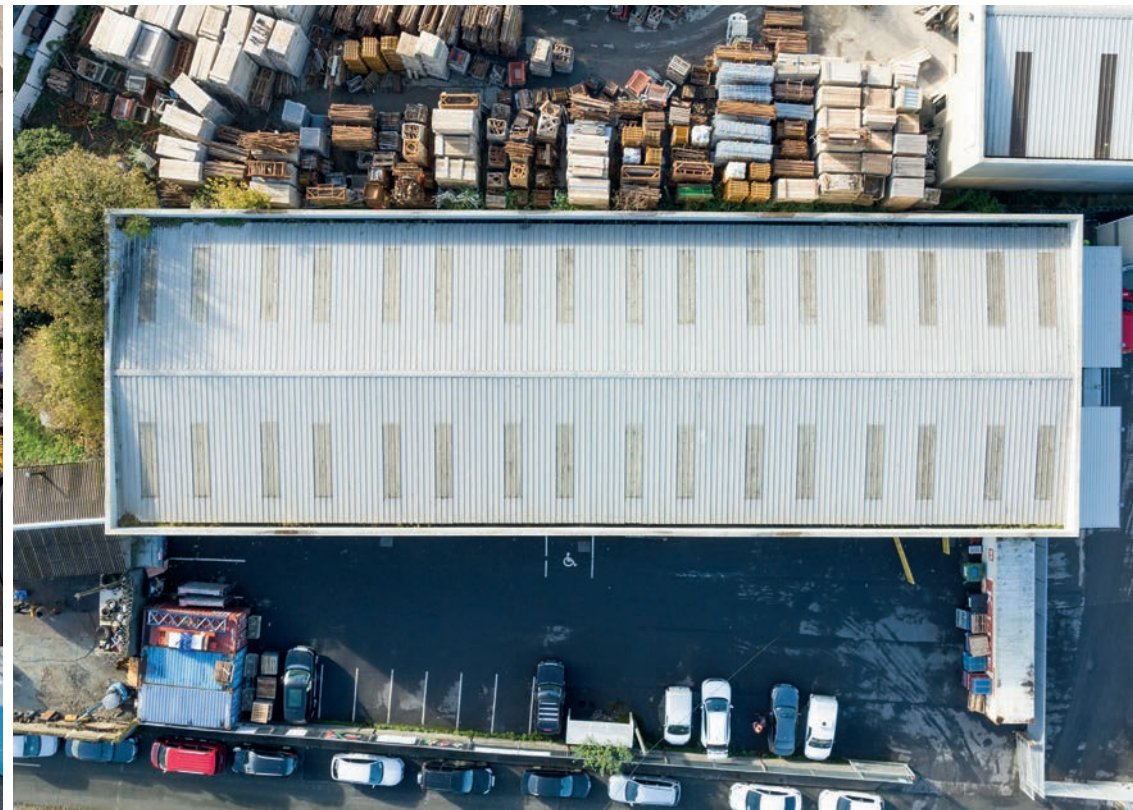
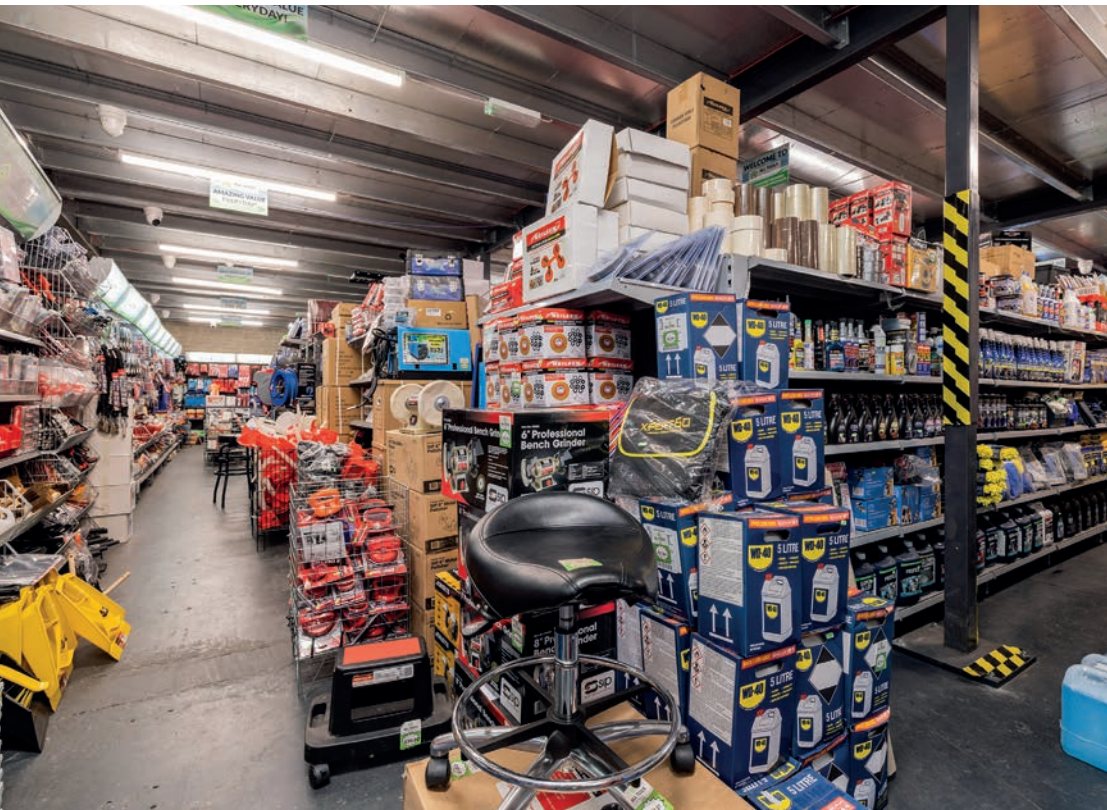
LEASE TERMS

The property is single let to Hudson Distribution Ltd t/a All Tools Direct for a term of 4 years 9 months from 18th April 2022 at a rent of €53,000 per annum.

SCHEDULE OF ACCOMMODATION

AREA	SQ.M.
Retail Warehouse / Trade Counter	379
Ground Floor Showroom & Office	126
First Floor Offices & Staff Facilities	126
Total	630
Non-structural Mezzanine (Over 2 x levels)	671

*All parties are to satisfy themselves in respect of all measurements.



TITLE

Please refer to agent.

GUIDE PRICE

€550,000.

ONLINE AUCTION



BER



VAT

Please refer to agent.

SOLICITOR

Enda Mulkerrin, Byrne Wallace
88 Harcourt Street, D02 DK18
T: +353 (0) 1 6915000
E: EMulkerrin@byrnewallace.com

BYRNE
WALLACE

VIEWING

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

AGENTS DETAILS

For further information please contact:

Jonathan Donnelly

Surveyor

E: jonathan.donnelly@qre.ie

M: +353 (0) 87 7018 812

Bryan Garry

Director

E: bryan.garry@qre.ie

M: +353 (0) 83 3918 649

qre.ie

