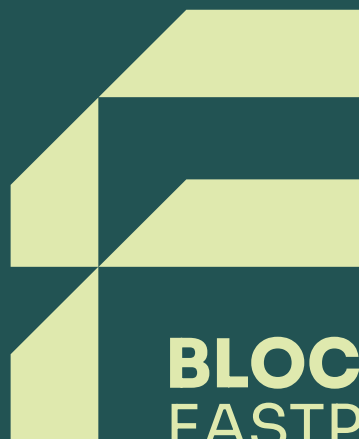


FOR SALE BY PRIVATE TREATY (TENANTS NOT AFFECTED)



BLOCK F
EASTPOINT
BUSINESS PARK
DUBLIN 3



Secure Short-Term Income with Immediate Asset Management
Opportunities to Enhance Rental Income

Investment Highlights



Strategic office investment within an established city centre business park



Extending to approx. 42,988 sq ft and 67 car spaces across Blocks F1, F2 and F3



Current annual rental income of approximately €328,388* per annum



Located approximately 3km from Dublin City Centre



Excellent connectivity to Dublin Airport, the Port Tunnel, DART and LUAS services



Strategically located business park close to Dublin's Central Business District



WAULT of 2.49 years



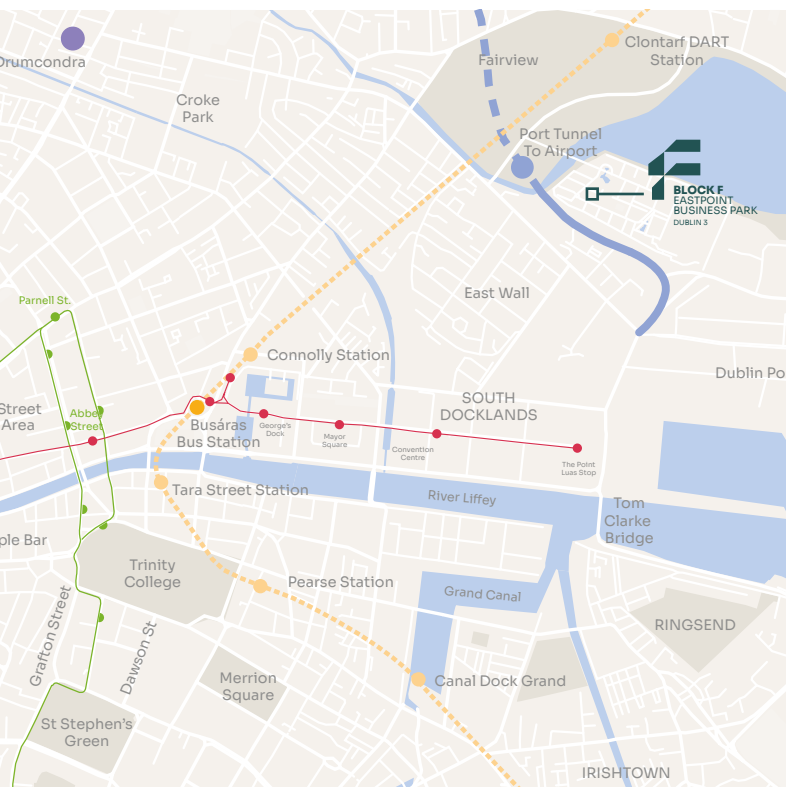
BER B rating



Opportunity to unlock immediate rental growth through active asset management

*Current passing rent includes €113,477 per annum from Ecclesiastical, who are due to vacate on the 31st October 2026.





The Park

Eastpoint Business Park is strategically positioned approximately 3km from Dublin City Centre, just north of the North Docks and west of Dublin Port.

Eastpoint is exceptionally well connected and strategically positioned to benefit from Dublin’s extensive transport infrastructure, with Docklands Station, Clontarf Road DART Station and The Point LUAS stop all located nearby. Complimentary shuttle services provide convenient access to both the DART and LUAS networks, while the nearby Port Tunnel offers direct connectivity to Dublin Airport and the motorway network.



Amenities

The park benefits from an excellent range of on-site amenities designed to support both employee wellbeing and convenience. These include The Buteco bar & restaurant, 30Degrees Coffee, event space, Links Childcare, Spar incorporating a deli and Insomnia coffee shop, a physiotherapy clinic, dry-cleaning services, communal bicycle facilities, EV charging points, padel courts, 5 a-side football pitch, tennis court, extensive outdoor green spaces and a landscaped greenway.



Established Tenant Line Up

Eastpoint Business Park benefits from an established occupier base, attracting a range of leading domestic and international companies, including Fortune 500 companies Google and Oracle.

Travel Times



By Foot

5 min	15 min	25 min
Eastpoint Bus Stop	Clontarf Station	The Point Village



By Bike

5 min	10 min	15 min
Clontarf Station	Connolly Station	Trinity College



By Bus

10 min	12 min	15 min
Clontarf	Docklands	3 Arena



By Car

2 min	12 min	15 min
M50 Tunnel	Airport	City Centre



Block P7

Block P6

Block P5

Block P4 - Enterprise Ireland

Block P- Google

Block N - Google

Block L - Google

Block J/K - Teleperformance Ireland

Block P4 - Spanish Point Technologies

Block A1/A2 - Oracle

Block B

Block C - Oracle

Block D - Fineos

Block I

Block H- Icabbi, Calnet IT

Block G - Activision Blizzard Ireland

Block V - Body Mechanix, CKS Finance



Amenities Block

Block P3

Block P2

Pinnacle 1

Block P1

Block S - Waterman Moylan

Block T - Ergo

Block W - Peninsula HR

Block U

Pinnacle 2

Description

Block F comprises three self-contained office buildings extending to a total GIA of approximately 42,988 sq. ft. and 67 car spaces in the heart of Eastpoint Business Park. The property provides modern office accommodation across Blocks F1, F2 and F3 and benefits from a flexible multi-building configuration.

Building Specification

- Dedicated reception areas with secure access controlled entrances
- Passenger lift serving all floors within each block
- Raised access flooring throughout each block
- Suspended ceilings incorporating LED and Fluorescent lighting
- Bright, dual-aspect floor plates providing excellent natural light
- Gas-fired heating with mechanical ventilation and HVAC system
- WC facilities provided at each floor level, including accessible accommodation.

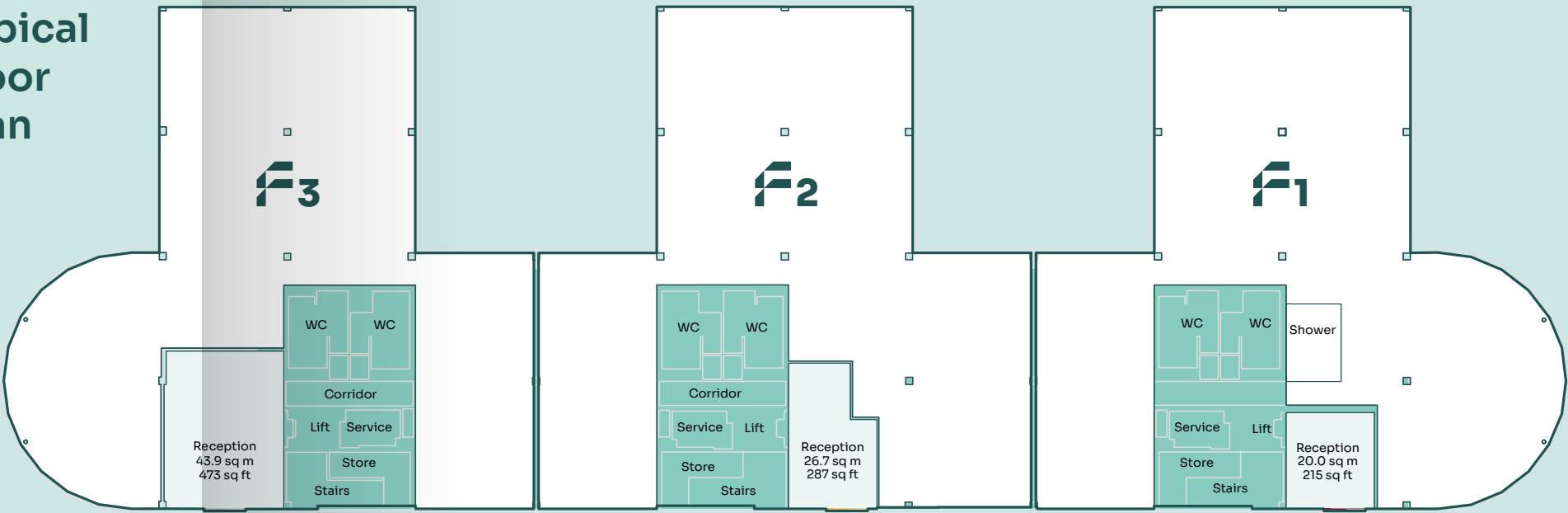
Accommodation Schedule

Floor	sq. m. (GIA)	sq. ft. (NIA)	sq. m. (NIA)	sq. ft. (NIA)
Block F1				
Ground Floor - Office			352.7*	3,796*
Ground Floor - Reception			20.0	215
Ground floor total	444.0	4,779	372.7	4,011
First Floor	443.8	4,777	374.6	4,032
Second Floor	443.8	4,777	374.6	4,032
Block F1 total	1,331.6	14,333	1,121.9	12,075
Block F2				
Ground Floor - Office			341.2	3,673
Ground Floor - Reception			26.7	287
Ground Floor total	437.9	4,714	367.9	3,960
First Floor	438.2	4,717	369.3	3,975
Second Floor	438.2	4,717	369.3	3,975
Block F2 total	1,314.3	14,148	1,106.5	11,910
Block F3				
Ground Floor - Office			329.0	3,541
Ground Floor - Reception			43.9	473
Ground Floor total	443.8	4,777	372.9	4,014
First Floor	443.4	4,773	374.5	4,031
Second Floor	443.4	4,773	374.4	4,030
Block F3 total	1,330.6	14,323	1,121.8	12,075
Totals	3,976.5	42,804**	3,350.2	36,060

* Included Tenant Shower - 9.9 sq m / 107 sq ft
**The total GIA of 42,804 sq. ft. is based on the party walls not being included (42,988sq.ft. including the party walls).



Typical Floor Plan



All prospective purchasers are specifically advised to satisfy themselves as to the accuracy of the measurements.



Tenant Information

Block	Floor	Lease Areas (sq ft)	Use	Tenant Name	Passing Rent	Car Parking Spaces	Lease start	Next review date	Lease expiry date
Block F1	Ground	4,242	Office	Ecocem	€95,000	8	21/08/2013	n/a	20/08/2028
	First	4,814	Office	Vacant		7			
	Second	4,559	Office	JDE	€119,911	7	02/01/2022	01/01/2027	01/01/2032
Block F2	Ground	3,781	Office	Vacant		8			
	First	4,728	Office	Vacant		7			
	Second	4,937	Office	Ecclesiastical	€113,477	7	21/07/2016	n/a	31/10/2026
Block F3	Entire	14,400	Office	Vacant		23			
TOTALS		41,461*			€328,388	67			

All prospective purchasers are specifically advised to satisfy themselves as to the accuracy of any tenancy information referred to herein and undertake their own due diligence.
*All prospective purchasers are specifically advised to satisfy themselves as to the accuracy of the measurements.



Ecclesiastical Insurance is a leading specialist insurer with trading dating back to 1887. The company is a member of the Benefact Group, a charity-owned financial services group operating across Ireland, the UK and Canada. Ecclesiastical Insurance serves a diverse client base across a range of specialist sectors and is recognised for its in-house underwriting, claims and risk management expertise.



Founded in 2000 and headquartered in Dublin, Ecocem develops and supplies high-performance, low carbon cement and concrete technologies to the construction industry. Ecocem’s technologies have been trusted in some of Europe’s most iconic construction projects and shared with some of the world’s best materials-focused universities,



Jacob Douwe Egberts is a global coffee and tea group with a heritage spanning more than 265 years. JDE merged with Peet’s in 2019 to form JDE Peet’s, now the world’s leading coffee & tea company. The business operates an extensive portfolio of internationally recognised brands with operations in more than 100 countries.

Asset Management Potential

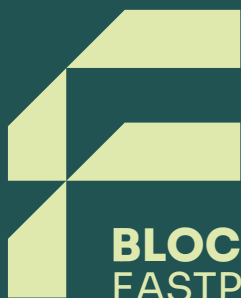
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Immediate opportunities to enhance the rental income through the re-letting of the vacant office accommodation. Block F3 was recently upgraded and is suitable for immediate occupation.
- 

Potential to unlock value through a future medical use conversion (S.P.P) supported by recent planning approvals for similar conversions within the park, broadening its appeal to healthcare occupiers and strengthening long term asset management opportunities.
- 

The passing rent is off a low base equating to approximately €21.50 per sq. ft (assuming passing rent of €1,500 pcs). Recent office lettings within Eastpoint Business Park have achieved rents in the region of €25 to €27 per sq. ft.





BLOCK F
EASTPOINT
BUSINESS PARK
DUBLIN 3

Viewings

By appointment with sole
agent Knight Frank

Guide Pricing

Excess €4,750,000

Method of Sale

For sale by private treaty

Title

We understand the title is
held by way of long leasehold

BER



For any enquiries



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