

FOR SALE

KVS

BUSINESS PARK

BALBRIGGAN, CO. DUBLIN

Entire Development of 13 Fully Let Industrial / Warehouse Units
with Excellent Asset Management Potential

KVS

BUSINESS PARK

BALBRIGGAN, CO. DUBLIN

13 Units Comprising
3,355 sq m / 36,110 sq ft on
0.86 hectare / 2.13 acres

Investment
Highlights



Modern, gated
development with very
generous car parking
and loading areas



Fully Let and
producing a rent roll
of €319,700 (exclusive)



43% of rent roll
from a state body –
An Post



Excellent
reversionary
potential



Zoned HT -
High
Technology



Asking Price - €4.5 million equating
to a Net Initial Yield of 6.5%* and a
Capital Value of €125 per sq ft

* After allowing for standard purchaser's costs of 9.96%

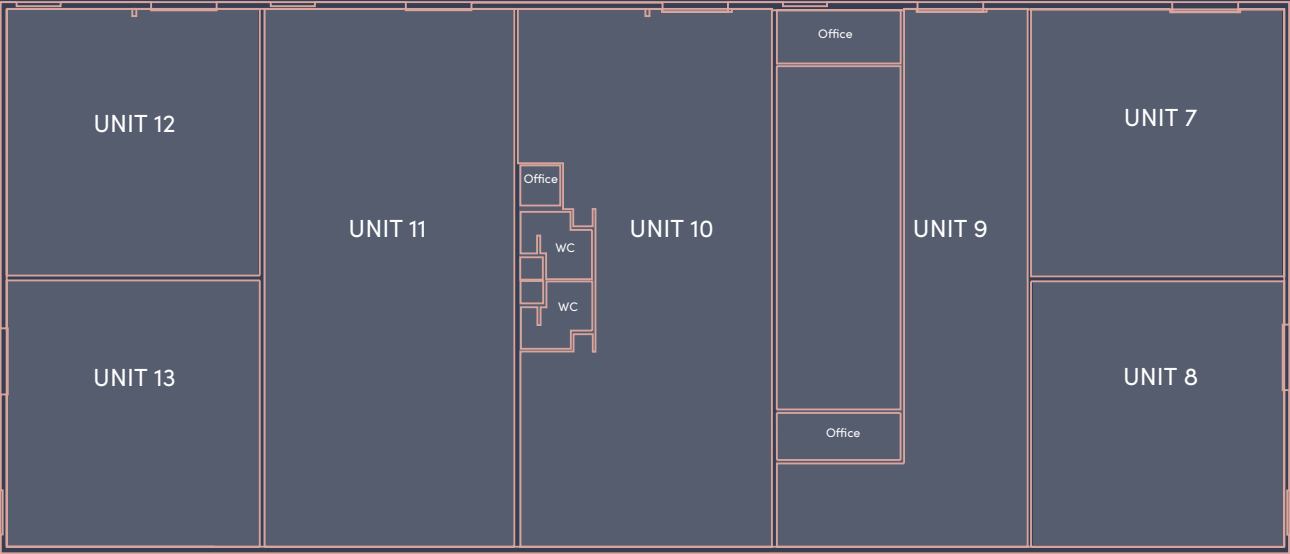
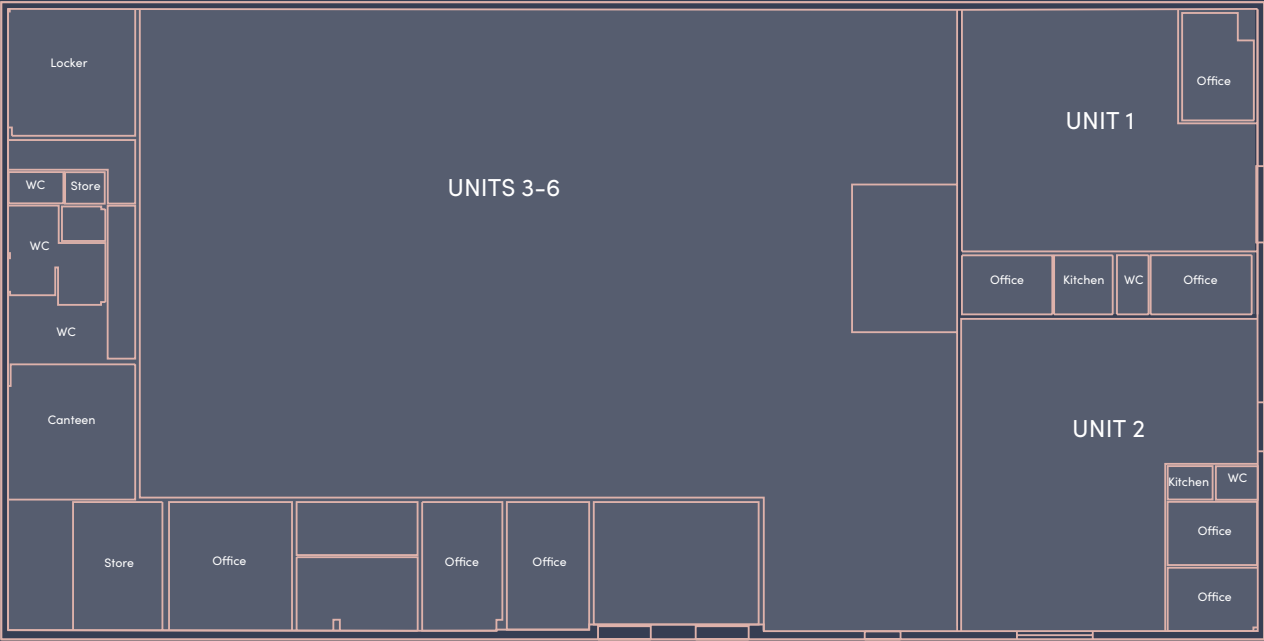
Tenancy Schedule

UNIT	SQ M	SQ FT	TENANT (NOT AFFECTED)	TERM	DOR*	LEASE START	BREAK DATE	RENT REVIEW	EXPIRY	PASSING RENT	PSF
1	213.7	2,300	The Shoe Horn Ltd	10 years FRI	Yes	16-Aug-21	Expired	16-Aug-25	15-Aug-31	€ 18,000	€ 7.83
2	219.4	2,362	Cannon Seafoods Ltd	10 years FRI	Yes	1-Oct-19	Expired	Reviewed	30-Sep-29	€ 23,700	€ 10.04
3-6	1,362.3	14,664	An Post	20 years FRI	No	1-Jun-09	N/A	Reviewed	31-May-29	€ 136,000	€ 9.27
7 & 9	466.4	5,020	Staropolska Ltd	4.75** years IRI	Yes	1-May-26	N/A	N/A	31-Jan-31	€ 51,000	€ 10.16
8	156.7	1,687	Northeast Hygiene Supplies Ltd.	5 years FRI	Yes	15-Feb-22	Expired	N/A	14-Feb-27	€ 12,000	€ 7.11
10	312.5	3,364	Levelup Training Gym Ltd.	10 years FRI	Yes	1-Jan-25	31-Dec-29	1-Jan-29	31-Dec-34	€ 34,000	€ 10.11
11	308.2	3,317	The Little Wax Company Ltd.	10 years FRI	Yes	9-Aug-21	Expired	9-Aug-25	8-Aug-31	€ 22,500	€ 6.78
12 & 13	315.5	3,396	Balbriggan Service Centre Ltd.	25 years FRI	No	19-Jun-06	Expired	19-Jun-24	18-Jun-31	€ 22,500	€ 6.63
TOTAL	3,354.7	36,110								€ 319,700	€ 8.85

*Deed of Renunciation exercised by the Tenant

**In occupation since 1st August 2007

Floor Plans





Unit 1

BER C1

LET TO

The Shoe Horn Limited
– IE178199

- > 10 year FRI lease from 16th August 2021
- > Passing rent - €18,000 p.a. (€7.83 per sq ft)
- > Deed of Renunciation executed
- > Rent review outstanding from August 2025



Units 3-6

BER D2

LET TO

An Post
– IE098788

- > 20 year FRI lease from 1st June 2009
- > Passing rent - €136,000 p.a. (€9.27 per sq ft)
- > Break option - N/A
- > Exclusive, gated yard



Unit 2

BER D1

LET TO

Cannon Seafoods Limited
– IE641721

- > 10 year FRI lease from 1st October 2019
- > Passing rent - €23,700 p.a. (€10.04 per sq ft)
- > Break option - expired
- > Deed of Renunciation executed



Units 7 & 9

BER D1

LET TO

Staropolska Ltd
– IE439648

- > 4.75 year IRI lease from 1st May 2026
- > Passing rent - €51,000 p.a. (€10.16 per sq ft)
- > In occupation since 2007
- > Deed of Renunciation executed



Unit 8

BER D1

LET TO

**Northeast Hygiene
Supplies Limited** - IE661167

- > 5 year FRI lease from 15th February 2022
- > Passing rent - €12,000 p.a. (€7.11 per sq ft)
- > Break option - expired
- > Deed of Renunciation executed



Unit 11

BER D1

LET TO

**The Little Wax Company
Limited** - IE670245

- > 10 year FRI lease from 9th August 2021
- > Passing rent - €22,500 (€6.78 per sq ft)
- > Rent review outstanding from August 2025
- > Deed of Renunciation executed



Unit 10

BER B2

LET TO

Levelup Training Gym Limited
- IE768479

- > 10 year FRI lease from 1st January 2025
- > Passing rent - €34,000 p.a. (€10.11 per sq ft)
- > Break option in December 2029
- > Deed of Renunciation executed

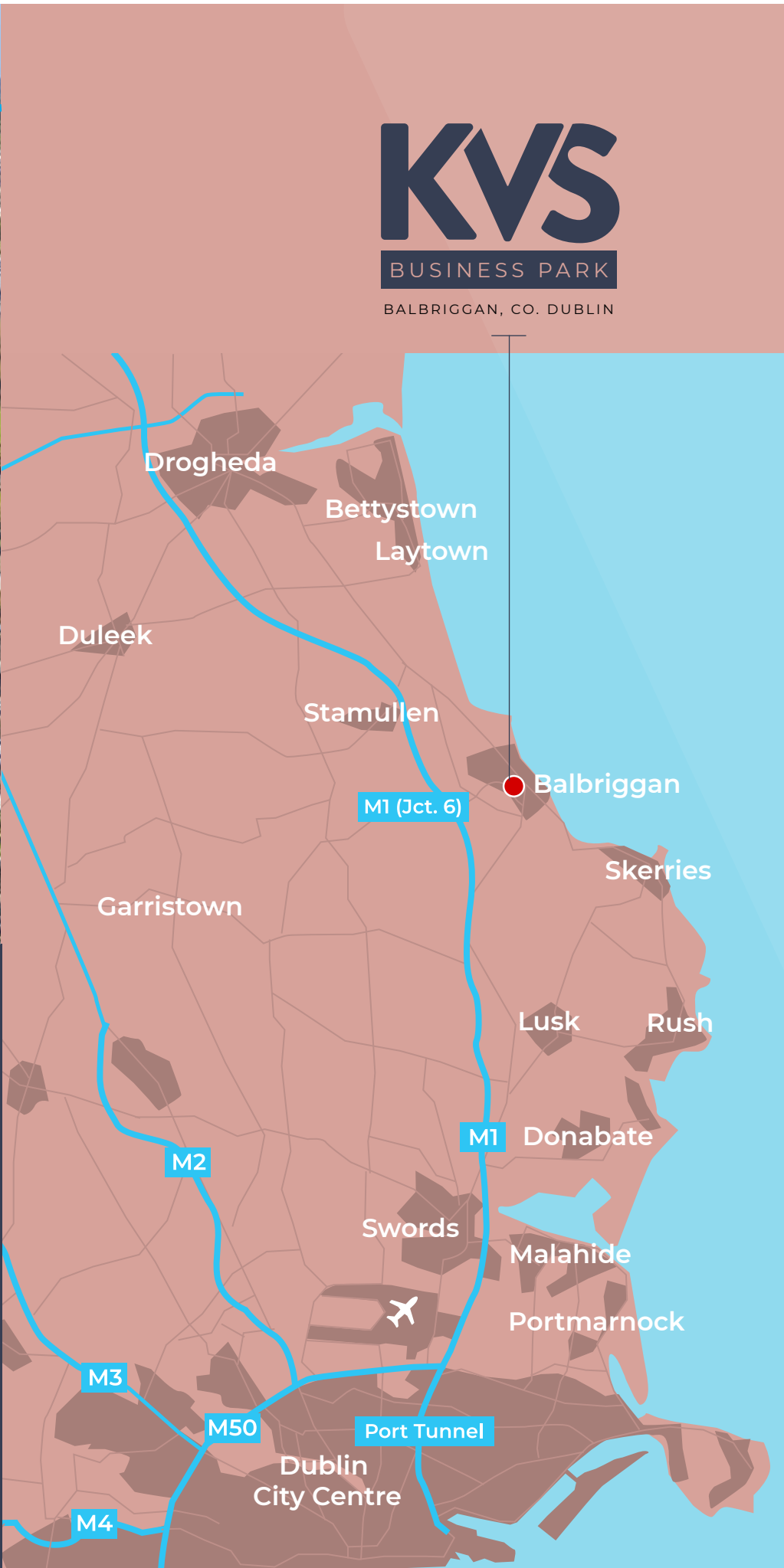


Units 12 & 13

LET TO

**Balbriggan Service Centre
Limited** - IE423890

- > 25 year FRI lease from 19th June 2006
- > Passing rent - €22,500 p.a. (€6.63 per sq ft)
- > Break option - expired
- > Rent review outstanding from June 2024



Location

KVS Business Park is one of 3 neighbouring developments of small industrial, warehouse and office units that accommodate a wide range of businesses and provide Balbriggan with arguably its most important trading hub. This excellent location is within a short walk of the town centre but also within a 5 minute drive of Junction 6 of the M1 Motorway.

Drive Times

Location	Mins
Balbriggan Town Centre	3
M1 Motorway (Jct. 6)	5
Dublin Airport	18
M50 Motorway	18
Port Tunnel	19

Source: Google Maps – Off Peak

BER



Sole Selling Agent



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