

FOR SALE

Office Investment Opportunity

Apex Business Centre

Unit B, First Floor, Block C, Apex Business Centre, Sandyford, Dublin 18

Colliers

Opportunity



Office investment opportunity



South Dublin **premier office location** within a 10 minute walk of LUAS Green Line



Fully let to Allied Pension Trustees Limited



Unexpired term - 5.46 years



Passing rent - €136,908 per annum



Four secure basement **car parking spaces**

Description

The Apex Business Centre is a 5-storey, modern office building comprising a number of self-contained office suites and impressive double height and manned entrance reception.

Unit B is a fully fitted office suite extending to a gross internal area of 207 sqm (2,228 sq ft) with the benefit of 4 dedicated basement car spaces.

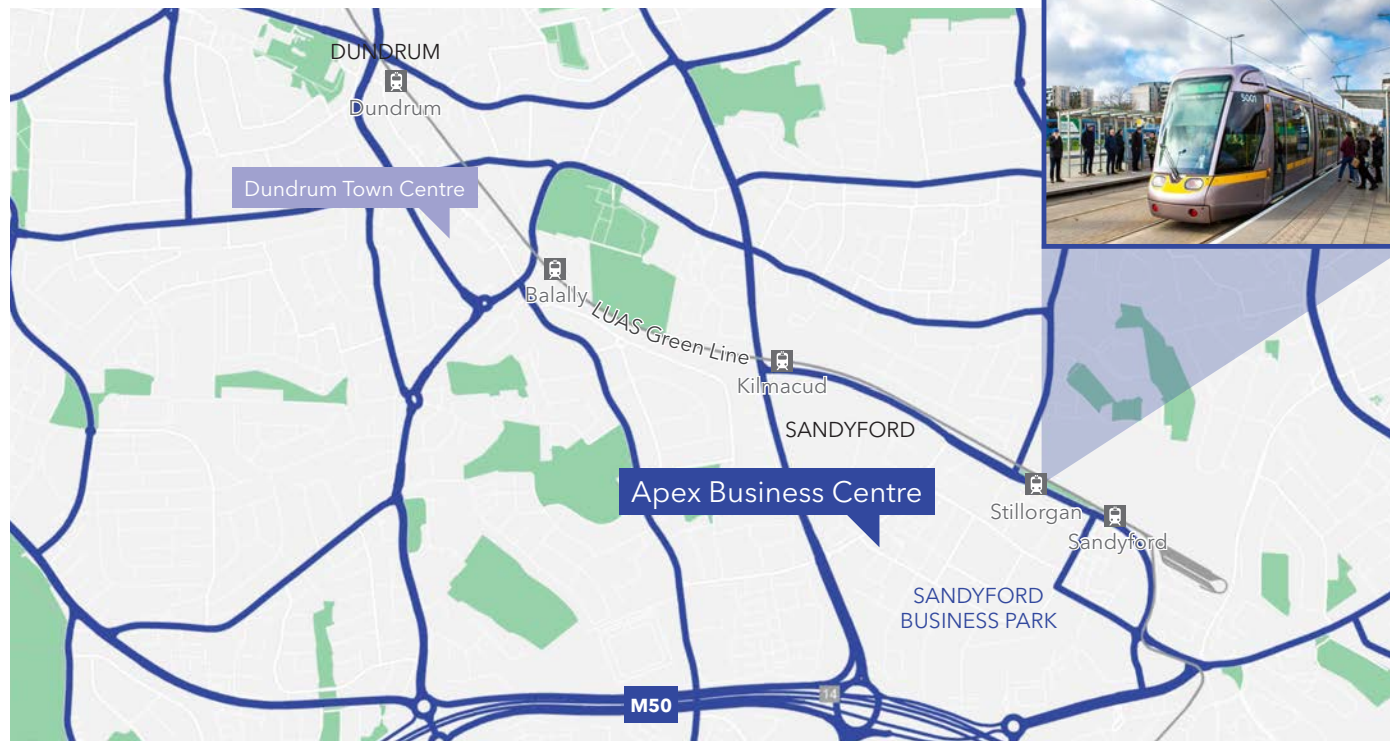
Specification includes raised access floors, suspended ceilings, recessed light fittings, air conditioning, lift access and dedicated WC facilities. The unit includes a combination of open plan and cellular offices with spacious kitchen facilities.



Location

The Apex Business Centre is prominently located in the heart of Sandyford Business District. Sandyford is well-established as South Dublin's premier office location just 10km south of Dublin city centre and easily located off the M50 motorway.

There are numerous local amenities and facilities serving the immediate area and the building is extremely well connected via public transport located less than 10 minutes' walk of the LUAS Green line. Sandyford is also well serviced by Dublin Bus with a number of routes including the 11, 47, 75 services along with a feeder bus to Blackrock DART Station.



Tenancy Information

The property is let to Allied Pension Trustees Ltd. on a 25 year lease from 1st July 2002 at a rent of €136,908 p.a, including the 4 car spaces. The lease provides for five yearly upwards only rent reviews.



ALLIED PENSION TRUSTEES LTD.

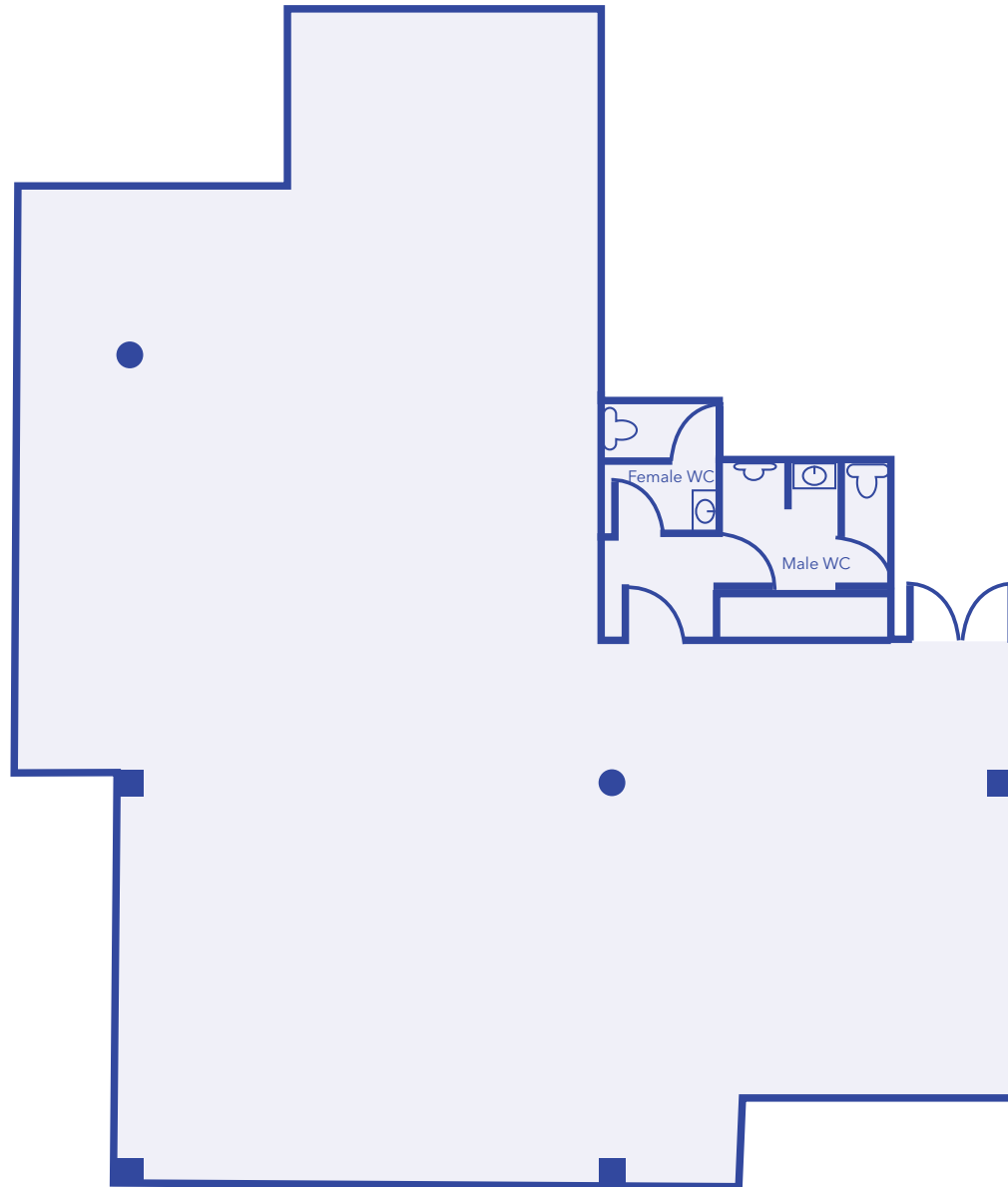
APT Workplace Pensions Limited was formed in 1999 and quickly established themselves as specialists in the pension management arena.

Their client base includes a host of multinational and indigenous corporate pension clients, along with an excess of 1,000 individual clients who are now in retirement. They employ over 40 people in their Dublin office.

APT Ltd was recently purchased by Irish Life, further strengthening the covenant.

Unit	Tenant	Area (sq ft)	Car Spaces	Lease Start	Break Option	Lease Expiry	Term	Rent Review	Rent P.A.
Unit B, 1st floor	Allied Pension Trustees Ltd	2,228	4	1/7/2002	N/A	30/06/2027	25 years	1/7/2022	€136,908

Floorplan



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TITLE

Long Leasehold

BER



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