

FOR SALE BY PRIVATE TREATY

WOODFORD

BUSINESS PARK | BLOCK 3



OFFICE INVESTMENT | TENANTS NOT AFFECTED
SANTRY, DUBLIN 17





46,209 sq ft (GIA)



3 two-storey,
terraced office
blocks



Combined annual
rent of €960,927



Fully leased to
three tenants –
Concentrix, Office of
Public Works (OPW)
and J2 Global
Ireland



WAULT of 1.62 years



165 surface car
parking spaces



Highly accessible
location



BER C1

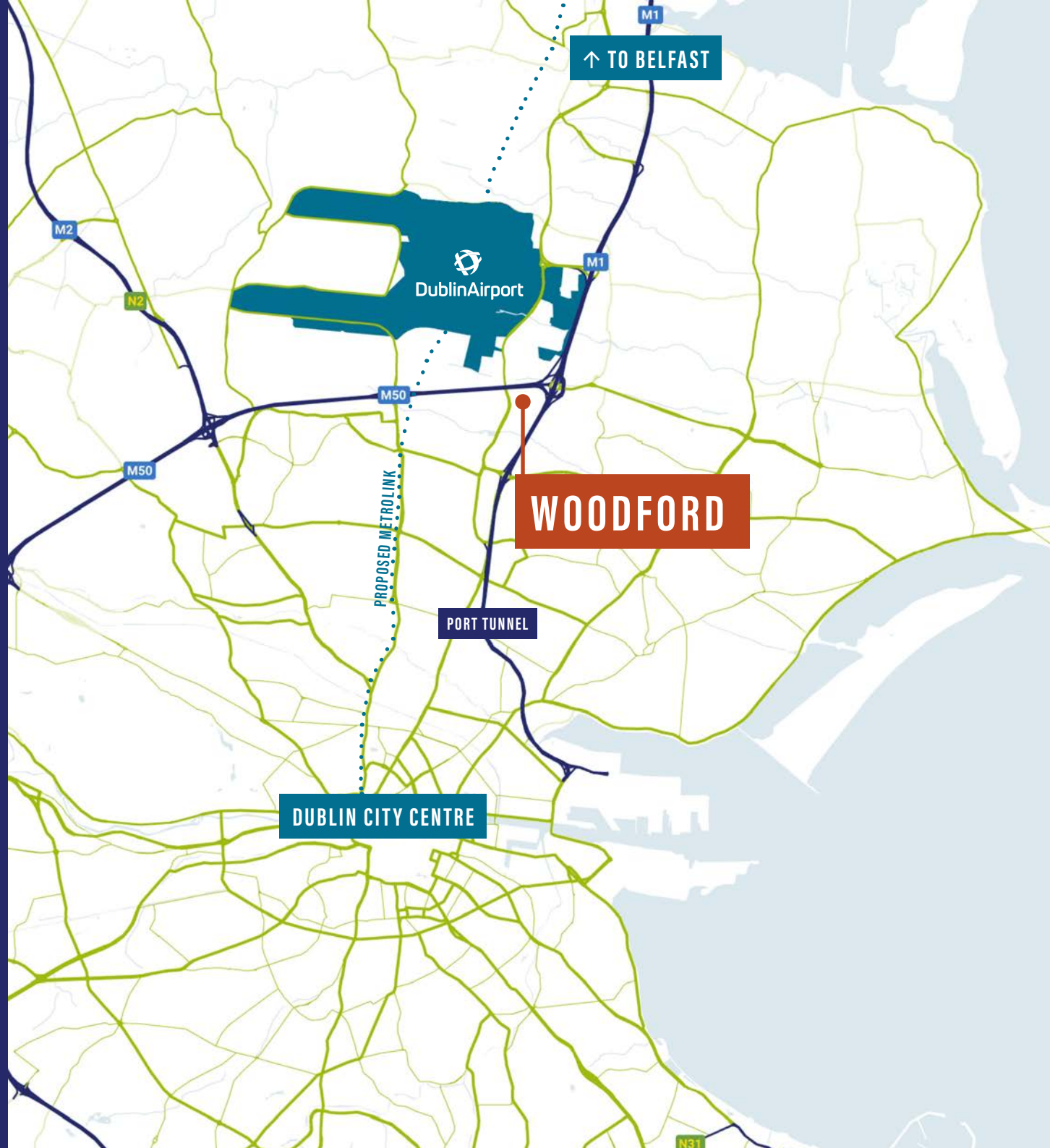


LOCATION

Woodford Business Park is a well-established office park located in Santry, Dublin 17. Positioned just off the Swords Road (R132), the estate benefits from strong connectivity, with direct access to the M1/M50 interchange and the Dublin Port Tunnel. It is approximately 10 minutes from Dublin Airport and 30 minutes from Dublin City Centre, providing convenient access for staff, clients and service providers nationwide and internationally.

Block 3 encircles an attractive landscaped setting with a central courtyard, feature fountain and outdoor seating designated to the property. Its location offers direct links to key transport infrastructure including 3 minutes to the M50, and 5 minutes to the M1 as well as being located on the main Swords Road Dublin Bus corridor.

Woodford Business Park accommodates a range of well-established occupiers, reflecting its appeal to both public and private sector organisations. Its strategic location and adaptable layout make it well-suited to continued office use or potential alternative uses, subject to planning.



DESCRIPTION

Block 3 Woodford Business Park comprises office accommodation extending to approximately 4,292 sq m (46,209 sq ft), arranged across three two-storey, terraced office blocks. Blocks 3.2 & 3.3 are interconnected and leased to Concentrix, while Block 3.1, arranged over ground and first floor levels is leased to OPW and J2 Global Ireland.

The accommodation provides predominantly open-plan office space, with a combination of meeting rooms, canteen areas and ancillary facilities. The floor plates are efficient and flexible, with ample natural light throughout and benefit from openable windows, a feature that may be of interest to parties considering alternative uses. Each block is accessed via its own entrance and supports both single and multiple occupancy for future leasing.

The specification includes raised access floors, suspended ceilings with recessed lighting, air conditioning and a central lift core in each of the three blocks, with stairwells providing internal circulation. The toilet blocks have also recently undergone a full refurbishment, enhancing the overall standard of the accommodation.

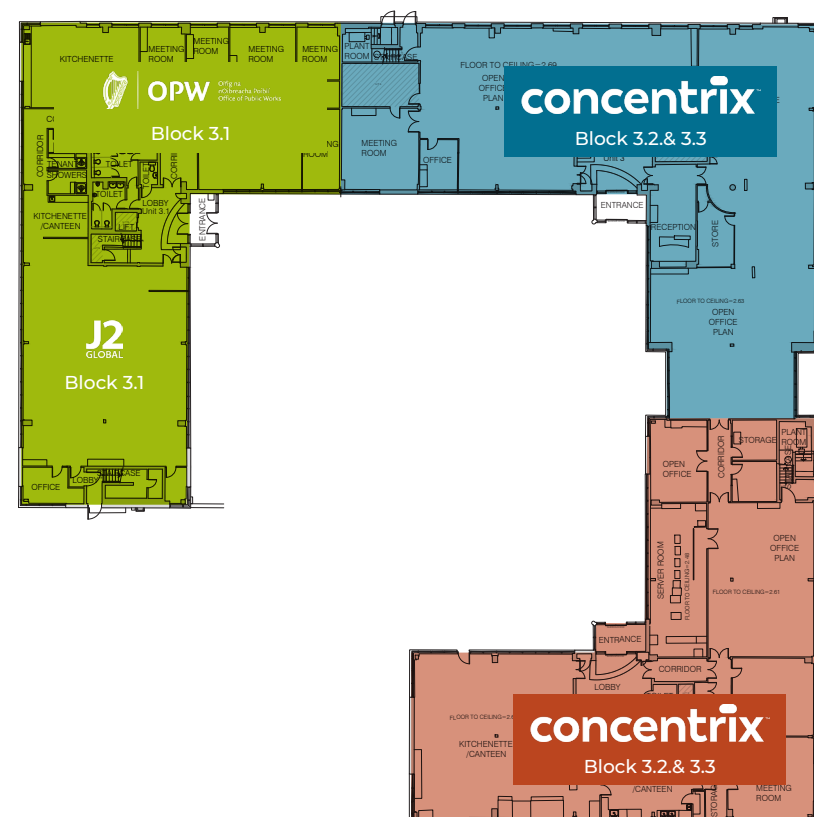
Externally, the property includes 165 surface-level car parking spaces, dedicated bicycle storage, landscaped green areas, outdoor seating and a central courtyard incorporating a feature fountain.

ACCOMMODATION SCHEDULE

Tenant	Block	Floor	GIA Sq M	GIA Sq Ft
Concentrix	Block 3.2 & 3.3	Entire	2,974	32,011
J2 Global Ireland	Block 3.1	First Floor	700.5	7,540
OPW	Block 3.1	Ground Floor	714.4	7,690

*party walls 4.7 sq.m / 51 sq.ft

Total 4,393.6* 47,292*



TENANCY DETAILS

Block	Floor	Tenant	Size sq ft (GIA)	Term	Passing Rent	Rent Review	Break Option	Expiry Date	WAULT
Block 3.2 & 3.3	Entire (Ground & First Floor)	Concentrix	31,893	25	€681,453	N/A	N/A	07/03/2026	0.78
Block 3.1	First Floor	J2 Global Ireland	7,158	10	€131,130	N/A	N/A	30/11/2026	1.51
Block 3.1	Ground Floor	OPW	7,158	10	€148,344	18/12/2025	N/A	17/12/2030	5.56
Total			46,209		€960,927				1.62



COVENANT DETAILS



CONCENTRIX

Concentrix is a global leader in customer experience and business process outsourcing, delivering services in areas such as customer engagement, digital operations, and data analytics. Headquartered in California, the company operates in over 40 countries with more than 300,000 employees, supporting some of the world's largest brands across technology, automotive, finance, healthcare and retail sectors. Its long-standing presence in Ireland plays a key role in its EMEA service delivery, with the Woodford office supporting customer operations for international clients.



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

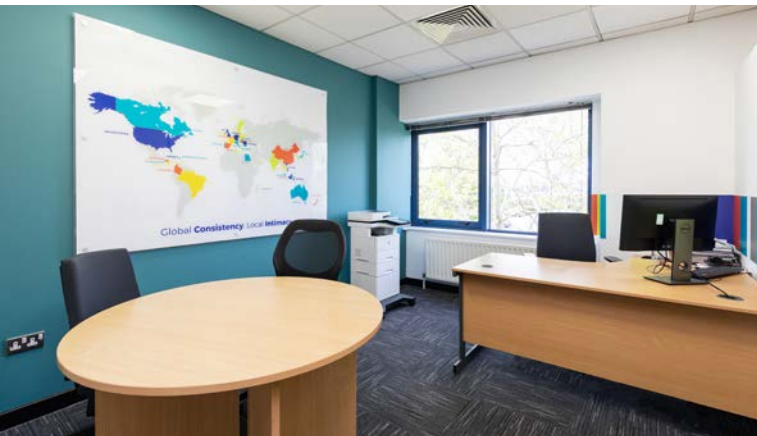
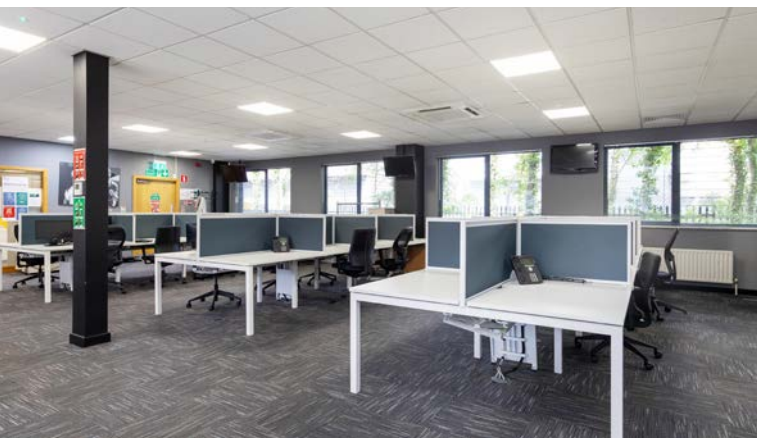
OFFICE OF PUBLIC WORKS (OPW)

The OPW is a central government agency responsible for managing the State's property portfolio, delivering capital infrastructure projects and conserving Ireland's national heritage assets. It provides office accommodation to government departments and agencies across the country. Established in 1831, the OPW is one of Ireland's longest-standing public bodies and represents a strong State-backed covenant, offering long-term income stability to investors.



J2 GLOBAL IRELAND

J2 Global Ireland forms part of Consensus Cloud Solutions, a NASDAQ-listed technology company offering secure cloud-based communication and data exchange services. Operating across North America, Europe and Asia-Pacific, the group delivers digital faxing, secure messaging, and regulatory-compliant data transmission for healthcare, legal and enterprise clients. The Irish office supports the group's EMEA operations, with a focus on regulated industries requiring high levels of data security and compliance.



WOOD FORD

BLOCK 3

TITLE

The property is held under a long leasehold.

BER

BER C1

BER numbers available upon request.

VIEWINGS

By appointment with the sole selling agents Colliers.



CONTACT

AGENTS



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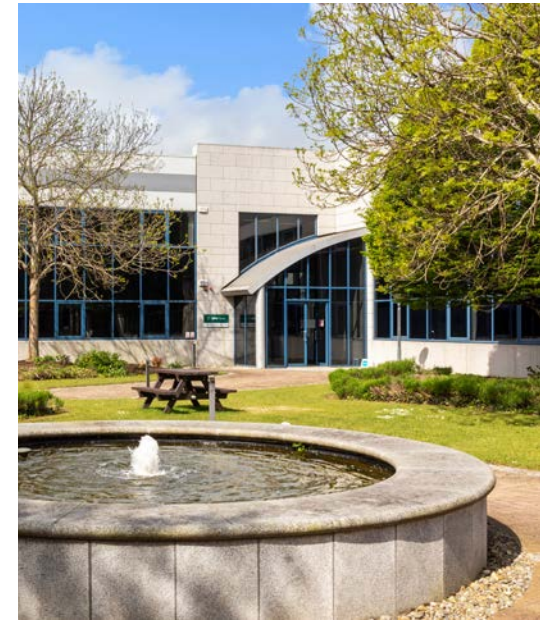
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