



LANDSCAPE HOUSE

Landscape Road, Dublin 14

Outstanding Investment / Residential Development Opportunity

For Sale by Private Treaty

PROPERTY OVERVIEW

For Sale by Private Treaty



Detached Office Building
on a site of 0.24 hectares
(0.59 acres)



South Dublin address
on Landscape Road,
Churchtown, close to
Dundrum Town Centre



Fully let currently
producing €215,312
per annum



An Architect Feasibility
Study prepared by
Optimise Design for 35
Apartments (STPP).



Ideal for high quality
apartment development
(STPP)



Tenants
not affected



LOCATION

Landscape House is located on Landscape Road, Churchtown in a prime and mature south Dublin suburb. The property is situated close to Rathfarnham, Terenure, Milltown and Clonskeagh.

The property is located approximately 4 km south of St. Stephens Green and approximately 4.25 km east of the M50 Motorway (Junction 11). This is a sought-after location with many local amenities and transport links within close proximity to the M50, N11, and City Centre.

Landscape House benefits from the convenience of numerous Dublin Bus routes to the city centre, easy access to the M50 and the nearby LUAS stops at Dundrum and Windy Arbour, which offer speedy access to St. Stephens Green, Stillorgan/Sandyford and Cherrywood Business Parks.



AMENITIES

Local businesses include SuperValu, Meadows & Byrne, Howards Way and Elephant & Castle. Nutgrove Shopping Centre is conveniently located within approximately 1 km & Rathfarnham, Terenure, Milltown and Dundrum also within walking distance.

The property is conveniently located within close proximity of a number of schools including The High School, Loreto High School Beaufort, Our Lady's National School, Mount Anville Primary & Secondary School and Alexandra College Primary & Secondary School.

There are numerous amenities in the area that residents of Landscape Road can avail of including Castle Golf Club to the west and Milltown Golf Club to the north. Bushy Park & Marley Park are also within easy reach of the property.





Location



- 1** Castle Golf Club 1 min
- 2** Nutgrove Shopping Centre 5 min
- 3** Bushy Park 6 min
- 4** Dundrum Town Centre 6 min
- 5** Marlay Park 8 min
- 6** M50 9 min
- 7** Sandyford Business Park 13 min
- 8** Cherrywood 17 min
- 9** St. Stephen's Green 26 min
- 10** Dublin Airport 29 min







TENANCY SCHEDULE

Tenant	Accommodation	Approx Size Sq.M	Contracted Rent PA	Term	Lease Start	Lease End	Mutual Break Option
Apleona Ireland Limited	Ground Floor	912.4	€147,792	10 years	01.01.2017	01.01.2027	
	Office Storage	268.4					
Red Box Direct Limited	Lower Ground Floor - Unit 1 (rear)	472.7	€32,000	10 years	09.06.2022	27.03.2032	09.06.2027
Flexitime Ltd	Lower Ground Floor - Unit 2 (front)	223.4	€35,200	2 years	01.06.2019		
Total		1,608.4	€215,312				

PROPERTY DESCRIPTION

Landscape House comprises a detached two storey office which we understand extends to approximately 1,608 sq.m (17,313 sq.ft). The overall site extends to approximately 0.24 hectares (0.59 acres) and is currently let to 3 tenants at a contracted income of approximately €215,312 per annum. The property incorporates an extensive surface car park. Landscape House benefits from extensive road frontage and is located directly adjacent to Landscape Court apartment development and a parade of commercial properties to the west.

The property is let to Apleona Ireland Limited, Red Box Direct Limited & Flexitime Limited. The contracted rental income is €215,312 per annum.

FEASIBILITY STUDY

An Architect Feasibility Study has been prepared by Optimise Design which indicates that the site has potential (Subject to Planning Permission) for a scheme of 35 apartments which is available upon request.



Further Information

Method of Sale:

The subject property will be offered for sale by Private Treaty.

Title:

We understand the property has freehold title.

BER Details:



Website / Data Room

www.landscapehoused14.com

Joint Sales Agents:



Stapleton Property Consultants
29 Fitzwilliam Street Upper
Dublin 2
PSRA Licence No. 004208

Peter Stapleton
Director
Peter@stapletonpropertyconsultants.ie
086 252 7470

Solicitors:
Fintan Wallis
Wallis Solicitors
Dunabrattin Bay
Boatstrand
Co. Waterford



NIA Hooke & MacDonald
118 Lower Baggot Street
Dublin 2
PSRA Licence No. 001651

Enda Moore
Director
endam@hmd.ie
086 255 6445

Conor Steen
Associate Director
conors@hmd.ie
086 816 8836

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