Superb investment opportunity located in Dublin city centre.
Fourth floor extends to approx. 609.5 sq.m (6,561 sq.ft). with 2 basement car spaces.
Modern high specification office.
Let to Citas College on a 20 year lease from 1st July 2017.
The Opportunity

▲ Prime investment opportunity located in the heart of Dublin city centre.
▲ Fourth floor extends to approx. 609.5 sq.m (6,561 sq.ft) with 2 basement car spaces.
▲ Modern high specification offices with 24 hour manned reception.
▲ Currently let on a 20 year FRI lease at a rent of €149,350 from 1st July 2017.
▲ Tenant break option at the end of the 15th year.
▲ Offers sought in excess of €1.91 million (NIY 7.52%).
▲ Tenant not affected.

Location

Ulysses House occupies a prominent location on Foley Street between the junctions of Talbot Street and Amiens Street. Foley Street is situated in the heart of Dublin city centre with an extensive range of services and amenities located within the immediate vicinity. The main retail thoroughfares areas of O’Connell Street, Henry Street and Talbot Street are all within close proximity.

There are numerous hotels, bars, pubs and restaurants adjacent to the building and the IFSC/North Docklands is within 5 minutes’ walk.

The area is very accessible with a range of public transport options available. These include the LUAS red line and DART stops at Connolly station and regular Dublin Bus and Bus Eireann nationwide services from nearby Busaras.

Nearby occupiers include Wirecard, Irish Water, Moore Stephens Nathans and RF Property Management.
Description

The 4th floor of Ulysses House consists of a modern open plan floor plate which extends to approximately 609.5 sq.m (6,561 sq.ft). The 4th floor has the benefit of excellent natural light and is accessed via an 8 person lift. The space is currently laid out to provide for a mix of open plan and cellular offices, board room space and kitchenette facilities.

Current Tenant

The 4th floor is held under a lease dated 1st July 2017 to Citas College at a passing rent of €149,350 per annum (which includes two car parking spaces).

The lease is for a term of 20 years on a full repairing and insuring basis and there will be a tenant only break option at the end of Year 15 which is subject to 9 months written notice.

The rent will be reviewed on a 5 yearly basis on an upward downward basis for the duration of the lease. The rent will be reviewed on the basis of office use.

CITAS College Dublin was established in 1996 by Felicia Olima and was incorporated in 2000. It provides adult education through English language courses.

The office accommodation comprises high end specification to include the following:

- Suspended ceilings.
- Recessed fluorescent light fittings.
- Two separate kitchen facilities.
- Ladies, gents and disabled bathroom facilities.
- Fully accessible balcony area.
- Air conditioning system.
- Full building management system in place.
**BER**

BER C3
BER No. 800250235.
Full copy of the BER certificate available upon request.

**Title**

We understand the property is held by way of unencumbered freehold/ long leasehold title.

**Location**

Viewings

Strictly by appointment with the sole selling agents Murphy Mulhall.

**For Further Information Contact:**

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