



Unit H3 Maynooth Business Campus, Maynooth, Co. Kildare, W23 PY22

FOR SALE (TENANT NOT AFFECTED)

BER C2



455 Sq. m.

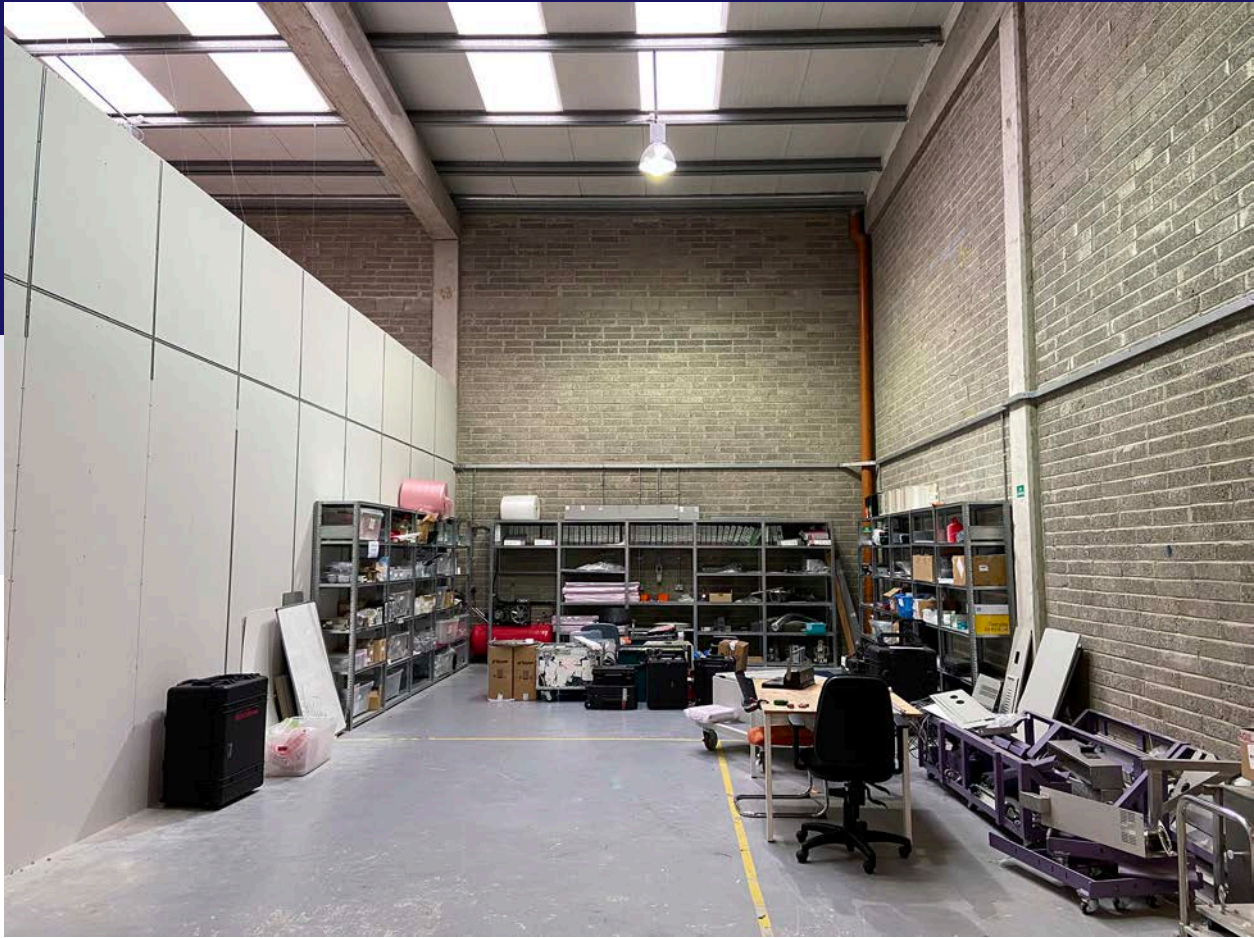


5.02% Net
Initial Yield



Generous Car
Parking

Excellent Opportunity to Acquire a Light Industrial & Office Investment with an International Tenant and Secure Income Until at Least October 2028



LOCATION HIGHLIGHTS

- Maynooth Business Campus is regarded as one of the premier business developments in the Greater Dublin Area.
- Located on Junction 7 of the M4 Motorway.
- 2 km from Maynooth Town Centre.
- 14 km from N4 / M50 interchange.
- 31 km from the Dublin Port Tunnel.
- 32 km from Dublin International Airport
- The Business Campus is a modern, actively managed and landscaped development.
- Good array of local amenities, to include Manor Mills & Carton Shopping Centres.

THE OPPORTUNITY

- Excellent, multinational covenant.
- Deed of Renunciation in place.

PROPERTY FEATURES

- Superb business development.
- Attractively finished in curtain-wall glazing and dark brickwork, with a feature roof overhang.
- Concrete portal frame construction.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- 6.5m. clear internal height.
- 1 No. level access door measuring 3.2 m. wide x 3.1 m. high.
- Fully fitted offices & staff facilities.
- Finishes include: GFCH, suspended ceilings, canteen, board room, alarm etc.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake their own investigation into the working order of these items.



ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Light Industrial	238
Two Storey Offices & Staff Facilities	217
TOTAL	455

Intending purchasers are specifically advised to verify all information, including floor areas. See DISCLAIMER.

BER

BER: C2
 BER No. 800285397
 Energy Performance Indicator: 281 kWh/m²/yr

TITLE

Freehold or equivalent Long Leasehold.

TENANCY

- 10 year Lease from 21st October 2021.
- Tenant is Kokusai Semiconductor Europe GMBH (formerly known as Hitachi).
- Current rent is €45,000 per annum (exclusive), equating to €98.81 per sq. m. / €9.18 per sq. ft .
- Rent Review on 22nd October 2026.
- Tenant only break clause at the end of year 7 of the term.
- Signed Deed of Renunciation in place.

TENANT COVENANT

- Kokusai Semiconductor Europe GMBH (formerly known as Hitachi) is a German subsidiary of the Japanese company, Kokusai Electric Corporation.
- Creditsafe rates the tenant company with a Risk Score of 96/100 and a Probability of Default of 0.07%, based on its latest financial statements.
- Its 2020 revenues were €14.7m., with a pre-tax profit of €2m. and Total Shareholders' Funds of €5.6m.

RETURN ON INVESTMENT

5.02% Net Initial Yield based on a price of €815,000 (after allowing for purchasers' costs of 9.96%).



DRIVE TIMES	MINS
M4 (Junction 7)	1
Maynooth Town Centre	6
M50 Motorway / N4 Interchange	10
Dublin Port Tunnel	23
Dublin International Airport	26

(Source: Google Maps without traffic)

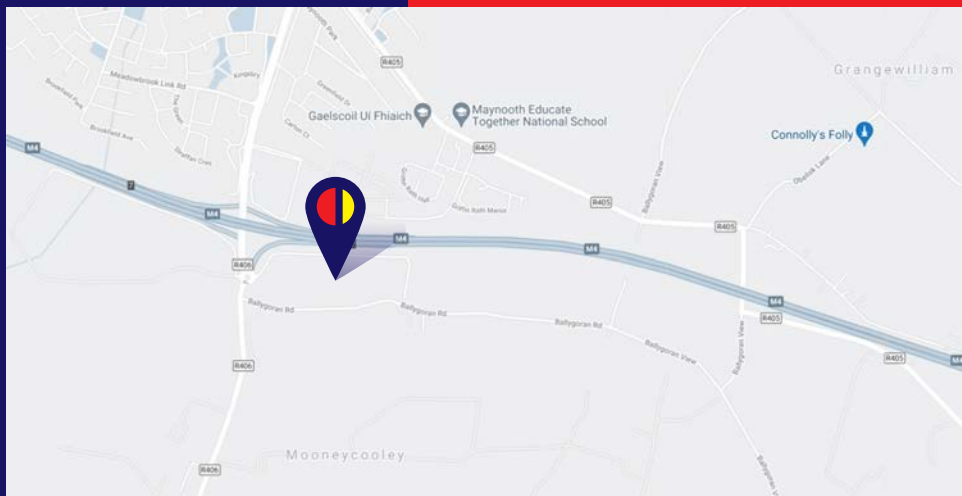
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DISCLAIMER

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